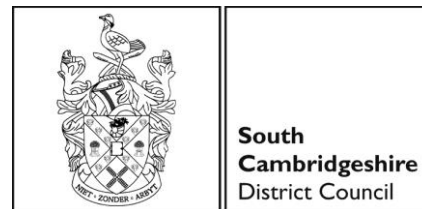


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4 March 2016

To: Councillor Robert Turner, Portfolio Holder
Councillor Ray Manning, Leader of the Council

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 **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **MONDAY, 14 MARCH 2016 at 2.00 p.m.**

Yours faithfully
JEAN HUNTER
Chief Executive

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

AGENDA		PAGES
PROCEDURAL ITEMS		
1.	Declarations of Interest	
2.	Minutes of Previous meeting To sign the Minutes of the meeting held on 10 February 2016 as a correct record.	1 - 4
RECOMMENDATIONS TO COUNCIL / PLANNING COMMITTEE		
3.	Local Plan Appendix A (Part B), and Appendices B, D, E, F, G, H, I and J are available online only by visiting www.scambs.gov.uk , selecting the Council then Councillors, minutes and agendas from where you can follow the links to the electronic version of this agenda.	5 - 148
4.	Amendments to Scheme of Delegated Powers and Functions for Planning Decisions	149 - 168
DECISION ITEMS		
5.	Response to consultation on Strategic Policies in the adopted Development Plan for South Cambridgeshire	169 - 180

STANDING ITEMS

6. Work Programme

To follow

**To
Follow**

7. Date of Next Meeting

The next scheduled meeting will be on Tuesday 7 June 2016 at 10.00am.

OUR LONG-TERM VISION

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

OUR VALUES

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

- Working Together
- Integrity
- Dynamism
- Innovation

GUIDANCE NOTES FOR VISITORS TO SOUTH CAMBRIDGESHIRE HALL

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Agenda Item 2

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of the Planning Portfolio Holder's Meeting held on
Wednesday, 10 February 2016 at 10.00 a.m.

Portfolio Holder: Robert Turner

Councillors in attendance:

Scrutiny and Overview Committee monitors: Kevin Cuffley

Opposition spokesmen: Aidan Van de Weyer

Also in attendance: Anna Bradnam and Lynda Harford

Officers:

Julie Ayre	Planning Team Leader (East)
Julie Baird	Head of Development Management
David Roberts	Principal Planning Policy Officer
Ian Senior	Democratic Services Officer

1. DECLARATIONS OF INTEREST

Councillor Anna Bradnam declared a non-pecuniary interest in that, in her capacity as a crop inspector, she has connection with a company that uses land at the Great Abington former Land Settlement Association Estate. Councillor Bradnam has not been involved in any public consultations or discussions on this matter other than in connection with this Planning Portfolio Holder meeting.

2. MINUTES OF PREVIOUS MEETING

The Planning Portfolio Holder signed, as a correct record, the Minutes of the meeting held on 12 January 2016.

3. IMPLICATIONS OF CREATING A GREAT ABINGTON LOCAL DEVELOPMENT ORDER/NEIGHBOURHOOD DEVELOPMENT ORDER

The Planning Portfolio Holder considered a report exploring, alongside Great Abington Parish Council, the potential for a Local Development Order (LDO) or Neighbourhood Development Order (NDO) within the Great Abington Former Land Settlement Association (LSA) Estate.

A Parish Council representative said that the ideal solution would be to see the Former LSA Estate excluded from the countryside while excluding it also from the village framework. This would make things more predictable for applicants. The Portfolio Holder agreed that the former LSA Estate needed an overarching policy.

Councillor Tony Orgee (the local Member) said greater certainty and clarity was needed.

The Portfolio Holder referred briefly to the processes involved for both LDOs and NDOs, and the role played by South Cambridgeshire District Council in each case.

In response to a query from Councillor Orgee, the Planning Team Leader (East) confirmed that two recent applicants had been kept informed about the proposals. The Principal Planning Policy Officer said that no new application would be needed if the proposal was compliant with the terms of the LDO or NDO.

The Planning Portfolio Holder **agreed**

- a) that officers work with Great Abington Parish Council to explore a Local Development Order (LDO) for Great Abington Land Settlement Association (LSA), prior to public consultation; and
- b) that officers explore with Great Abington Parish Council the possibility of a Neighbourhood Development Order (NDO) as an alternative to an LDO for the Great Abington Former LSA Estate.

4. PERFORMANCE IN QUARTER 4 OF 2015, AND PROGRESS IN SERVICE IMPROVEMENTS

The Planning Portfolio Holder **received and noted** a progress report on performance and service improvement within the Development Management Service.

Appendix 1 was circulated at the meeting, having previously been uploaded to the Council's website.

The Head of Development Management took those present through the report, and the Principal Planning Policy Officer said that South Cambridgeshire District Council had expressed an interest in becoming a pilot Authority for the Brownfield Register being introduced by the Department for Communities and Local Government. In particular, he explained the concept of 'Permission in Principle' (PiP) whereby the government intended to legislate for the grant of automatic permission in principle on brownfield sites identified on those registers, subject to the approval of a limited number of technical details.

Those present discussed the themes flowing from the report, and Councillor Lynda Harford congratulated the Head of Development Management for producing such positive results in such challenging circumstances, but recognised that Planning Committee members, planning agents and planning applicants also had an important role to play in promoting such improvement further. She said that the adoption of Service Level Agreements would be a crucial part of the process.

The Planning Portfolio Holder welcomed the report, and thanked the Head of Development Management and her Team Leaders, particularly for improving staff morale and for enhancing communication between the Council and other planning stakeholders.

5. WORK PROGRAMME

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

6. DATE OF NEXT MEETING

The next Planning Portfolio Holder meeting would take place on Monday 14 March 2016, starting at 2.00pm.

Four Planning Portfolio Holder meetings had been scheduled for 2016-17:

- Tuesday 7 June 2016 at 10.00am
- Friday. 9 September 2016 at 10.00am
- Tuesday 8 November 2016 at 2.00pm
- Tuesday. 7 February 2017 at 10.00am

Further meetings would be called if, but only if, required as a result of the Local Plan Examination.

The Meeting ended at 10.40 a.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

14 March 2016

South Cambridgeshire Local Plan Consideration of Consultation on Proposed Modifications

Purpose

1. To report the results of the consultation on proposed modifications to the Cambridge Local Plan and South Cambridgeshire Local Plan held between 2 December 2015 and 25 January 2016.
2. This is a key decision first published in the Forward Plan on 10 February 2016.

Recommendations

3. It is recommended that Planning Portfolio Holder agree the following recommendations to Full Council:
 - a. To agree that the Report on Consultation (Appendix A), the Proposed Modifications (Appendix C) and the supplement to the Sustainability Appraisal Addendum (Appendix E), to, be submitted for consideration by Full Council on 23 March 2016 and approved for submission to the Inspectors examining the Local Plan;
 - b. To agree that the documents attached to this report as Appendices F to J are noted and submitted as part of the evidence base for the Local Plan;
 - c. To agree that delegated authority be given to the Director of Planning and New Communities to make any subsequent minor amendments and editing changes, in consultation with the Planning Portfolio Holder.

Executive Summary

4. This report follows on from the consultation on proposed modifications to the Cambridge Local Plan and South Cambridgeshire Local Plan held between 2 December 2015 and 25 January 2016.
5. The Councils have considered all the representations received and assessed (in light of the issues raised) whether the Proposed Modifications should be submitted to the Inspectors as consulted on, with amendments or not at all. Any new Proposed Modifications considered necessary in response to issues raised during the consultation have also been identified. Appendix A (Proposed Modifications - Report on Consultation March 2016) identifies the number of representations received to each proposed modification, a summary of the key issues raised, and the Councils' assessment. The Councils have assessed the representations and key issues for each modification and topic area and taken the appropriate action to:
 - a) carry forward the proposed modification as consulted on;
 - b) carry forward the proposed modification with amendments, and/or;
 - c) include a new proposed modification.

6. The proposed modifications to the South Cambridgeshire Local Plan, recommended for submission to the Local Plan Inspectors are contained in Appendix C.

Background

7. The Councils submitted the Cambridge and South Cambridgeshire Local Plans for examination on 28 March 2014. The separate plans were prepared in parallel with joint working throughout the process in recognition of the close functional relationship between the two areas and reflecting the duty to cooperate.
8. Joint examination hearings on strategic issues were held between November 2014 and April 2015 on topics such as: housing and employment needs, development strategy, Green Belt, transport, infrastructure and housing supply.
9. Subsequently, the Inspectors wrote to the Councils on 20 May 2015 in relation to three main issues (objectively assessed need for new housing, overall development strategy and conformity with revisions to National Planning Policy since the Local Plans were submitted for examination) and invited the Councils to undertake additional work to address those issues before the examinations progress further. The Councils agreed to undertake additional work and the examinations were formally suspended on 28 July 2015 until March 2016.
10. Additional work was carried out in response to the Inspectors' issues, which fed into the creation of the Councils' Proposed Modifications consultation document. The consultation document and supporting documentation was discussed at Joint Strategic Transport and Spatial Planning Group on 16 November 2015 and approved by the Councils for consultation on 30 November 2015. Consultation on proposed modifications to the Cambridge Local Plan and South Cambridgeshire Local Plan and associated Sustainability Appraisal Addendum Report was held between 2 December 2015 and 25 January 2016.
11. The consultation received a total of 1,037 representations. This comprises 894 representations to the Proposed Modifications Consultation Document (249 supports and 645 objections) and 143 to the Sustainability Addendum Report (9 supports and 134 objections). In total, 222 individuals, groups and organisations responded to the consultation. All representations can be viewed in full at: <http://scambs.jdi-consult.net/localplan/index.php>.
12. In terms of the representations received, whilst there is support for the Local Plans, there continues to be challenges to the overall development strategy and objectively assessed need for new housing. Objectors consider that the housing numbers in the plans should be higher and that development should be directed towards the edge of Cambridge in the Green Belt and at villages instead of new settlements due to delivery issues. In addition, the Councils' further work and evidence base has been criticised specifically in relation to Green Belt, approach to objectively assessed need for new housing, delivery of new settlements, transport and the overall development strategy.
13. Following consultation, the Councils have assessed the representations and key issues for each modification and topic area and taken the appropriate action:
 - a. carry forward the proposed modification as consulted on;
 - b. carry forward the proposed modification with amendments, and/or;
 - c. include a new proposed modification.

14. A summary of key issues and the Councils' assessment are provided in chapters 3, 4 and 5 of the Report on Consultation (see Appendix A). Assessment tables for each proposed modification are also provided in the Report on Consultation. A standalone summary of responses is also provided for information at Appendix D.
15. All of the representations received have been assessed and considered alongside the Councils' evidence base. As part of this process, the consultants who prepared the evidence documents that support the response to the Inspectors' letter have considered issues raised on their reports and in the case of housing needs and Green Belt, they have prepared supplements to their reports to assist the Inspectors. Further evidence to support the response has also been provided. The City Deal Executive Board agreed on 3 March to a position statement that confirms its commitment to deliver its infrastructure programme for the benefit of existing and future residents including supporting and securing development identified in the Local Plans through the delivery of key infrastructure schemes. Additional evidence base documents have also been prepared to provide evidence of the deliverability of transport schemes on the A10 and A428 corridors to serve the major new developments proposed in the development strategy. In bringing these considerations together, it is considered that the Councils approach to objectively assessed need for new housing and overall development strategy remains appropriate.
16. The majority of the proposed modifications consulted on remain unchanged. However, a few amendments are proposed in light of the consultation. A summary of the proposed modifications that have been amended and new proposed modifications that are proposed is provided below:

South Cambridgeshire Local Plan:

- Provisional Modification to allocate land south of the Cambridge Biomedical Campus (Policy E/1B) is recommended to be deferred, in order to obtain further evidence (PM/SC/8/A). The deferment will also apply to the following proposed modifications insofar as they relate to the proposed allocation on land south of the CBC (PM/SC/2/G, PM/SC/2/O, PM/SC/2/P, PM/SC/3/F, PM/SC/8/B)
- Additional text relating to the Development Strategy and the further work undertaken (PM/SC/2/C)
- Correction to the housing number relating to the total housing provision in the Cambridge urban area to read 6828 not 6282 (PM/SC/2/E)
- Policy H/8 Housing Mix - additional wording added to sub section (g) in relation to self and custom build houses to reflect that self and custom build is not likely to be practical in high density multi storey flatted developments (PM/SC/7/G).

Cambridge Local Plan:

- Additional text relating to the Development Strategy to reflect the further work undertaken (PM/CC/2/E)
- New modification to include Newbury Farm (0.9ha) within the GB2 allocation. This extends the line of the eastern boundary down to Babraham Road and is consistent with the finding of the Cambridge Inner Green Belt boundary study (2015) (PM/CC/2/A(i), PM/CC/B/B, PM/CC/Policies Map/B)
- Correction to the housing number relating to the total housing provision in the Cambridge urban area to read 6828 not 6282 (PM/CC/2/I(i))

- Additional text relating to listed buildings and the application of Policy 27 (Sustainable Design and Construction) in order to ensure no harm to heritage assets (PM/CC/4/A(i)).

17. The final proposed modifications for the South Cambridgeshire Local Plan are contained in Appendix C. The proposed modifications relating to the Cambridge Local Plan are provided for information only at Appendix B. A Supplement to the Sustainability Appraisal Addendum has also been prepared and is set out in Appendix E. Additionally, in some instances, further evidence has been provided to support the proposed modification, or a new/amended proposed modification. This further evidence can be found in Appendices F to J.

Next Steps

18. Following Planning Portfolio Holder meeting on 14 March 2016, the Report on Consultation, the Proposed Modifications and Supplement to the Sustainability Appraisal Addendum, supported by further background evidence will be put forward to Full Council for agreement on 23 March 2016. Provided that the documents are agreed at Full Council, the material will then be submitted to the Inspectors for consideration.

Options

19. The Planning Portfolio Holder has the following options:
- (a) Agree the Report on Consultation, the Proposed Modifications and the supplement to the Sustainability Appraisal Addendum for consideration by Full Council; or
 - (b) Agree the Report on Consultation, with amendments to the Proposed Modifications and the supplement to the Sustainability Appraisal Addendum for consideration by Full Council; or
 - (c) Not to agree Report on Consultation, the Proposed Modifications and the supplement to the Sustainability Appraisal Addendum for consideration by Full Council.

Implications

20. 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

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

Legal

22. There are no direct legal implications arising from this report. Input from the planning barrister representing the Council at the Local Plan examination has been sought on the proposed responses to the representations on the proposed Modifications.

Staffing

23. There are no direct staffing implications arising from this report. The review of the Local Plan has already been included in existing service plans.

Equality and Diversity

- 24.. The Local Plan has been subject to an Equalities Impact Assessment, which demonstrates how potential equalities issues have been, and will be addressed.

Climate Change

25. The Local Plan supports the delivery of sustainable development and addresses climate change issues consistent with national policy and guidance.

Consultation responses (including from the Youth Council)

26. The summary of the responses received during the public consultation on proposed modifications to the Cambridge Local Plan and South Cambridgeshire Local Plan is contained in Appendix D of this report.

Effect on Strategic Aims

Aim 1 - Engagement: engage with residents, parishes and businesses to ensure we deliver first class services and value for money

27. The consultation provided the opportunity for all stakeholders in the future of South Cambridgeshire to make representations on the proposed Local Plan modifications including a number of parish council proposals.

Aim 2 - Partnerships: Work with partners to create opportunities for employment, enterprise, education and world-leading innovation.

28. The plan modifications included a proposed policy to allow the expansion of the Cambridge Biomedical Campus into South Cambridgeshire.

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

29. The Council has a duty to secure sustainable development. This lies at the heart of national planning policy and covers all three aspects of sustainability – economic, social and environment. The proposed modifications have a focus on sustaining and enhancing the qualities of South Cambridgeshire that in national surveys consistently identify the District as one of the best places to live in the UK.

Background Papers

Localism Act 2011:

<http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted>

National Planning Policy Framework 2012:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

South Cambridgeshire Local Plan 2014:<https://www.scambs.gov.uk/localplan>

Cambridge Local Plan 2014: Proposed Submission:

https://www.cambridge.gov.uk/public/ldf/draft_submission/Full%20Plan/Full%20Draft%20Plan%20with%20title%20pages%20reduced%20size.pdf

Appendices

Appendix A	Report on Consultation
Appendix B	Modifications Schedule to the Cambridge Local Plan
Appendix C	Modifications Schedule to the South Cambridgeshire Local Plan

Appendix D	Summary of Representations
Appendix E	Supplement to the Sustainability Appraisal Addendum (November 2015)
Appendix F	Supplement to Objectively Assessed Housing Need: Further Evidence (November 2015)
Appendix G	Supplement to Cambridge Inner Green Belt Boundary Study (November 2015)
Appendix H	City Deal and the Cambridge and South Cambridgeshire Local Plans
Appendix I	A428 Constraints Report
Appendix J	A10(N) Corridor Constraints Study

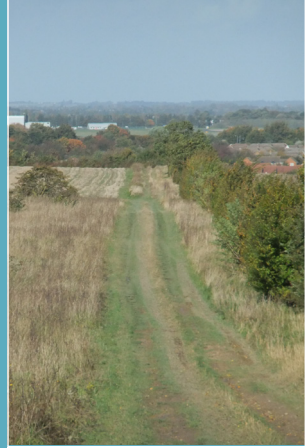
Report Author: Caroline Hunt - Planning Policy Manager
Telephone: (01954) 713196
caroline.hunt@scams.gov.uk

Cambridge Local Plan
South Cambridgeshire Local Plan

Proposed Modifications Report on Consultation

Member Version

March 2016



Cambridge Local Plan

South Cambridgeshire Local Plan

Proposed Modifications – Report on Consultation

March 2016

1. Introduction

Purpose of Document

- 1.1. This document follows consultation on proposed modifications to the Cambridge Local Plan and South Cambridgeshire Local Plan held between 2 December 2015 and 25 January 2016. The proposed modifications and the supporting additional evidence address the issues raised by the Inspectors holding the examinations into the Local Plans in their preliminary conclusions letter of 20 May 2015.
- 1.2. This document identifies the number of representations received to each proposed modification, a summary of the key issues raised, and the Councils' assessment. The Councils' then reach a conclusion on whether or not to carry for the proposed modification as consulted on, to carry forward with amendments, or to include a new proposed modification. The final proposed modifications respond to the Inspectors' letter, as informed by the consultation are contained in a separate document.

Background

- 1.3. The Councils submitted the Cambridge and South Cambridgeshire Local Plans for examination on 28 March 2014. The separate plans were prepared in parallel, with a high level of joint working throughout the process. This reflects the close functional relationship between the two areas and responds to the duty to cooperate. This relationship has been recognised at a national level through the Greater Cambridge City Deal agreement with Government that was signed in 2014. It brings up to £500 million of grant funding to help deliver infrastructure to support growth in the area with its highly successful economy.
- 1.4. Joint examination hearings on strategic issues were held between November 2014 and April 2015, including housing and employment needs, development strategy, Green Belt, transport, infrastructure and housing supply. The Inspectors wrote to the Councils on 20 May 2015 in relation to three main issues and invited the Councils to undertake additional work to address those issues before the examinations progress further. The issues are in relation to:
 - Objectively Assessed Need for new housing
 - Overall Development Strategy
 - Conformity with revisions to National Planning Policy since the Local Plans were submitted for examination.

- 1.5. The Councils agreed to undertake additional work and the examinations were formally suspended on 28 July 2015 until March 2016.

Consultation on Proposed Modifications

- 1.6. The Councils undertook further work to address the issues raised by the Inspectors, considered the outcome of that work, and identified some changes (Modifications) to the Local Plans that arose from that additional work. The work undertaken and the resulting Modifications are summarised in chapters 3, 4 and 5 of this document. They were contained in a Joint Consultation Report (December 2015 – RD/MC/010).

2. Results of consultation

Representations received

- 2.1. A total of 894 representations were received to the Proposed Modifications joint consultation from a range of stakeholders, individuals and promoters of development sites either included in the submitted plans or promoting alternative sites. Of these, 249 were supporting the proposed modifications and 645 were objecting across both Local Plans. A further 143 representations were received to the accompanying Sustainability Appraisal Addendum, of which there were 9 supports and 134 objections.
- 2.2. These relate to each plan as follows:
 - Cambridge Local Plan: 229 representations, 94 supports and 135 objections
 - South Cambridgeshire Local Plan: 665 representations, 155 supports and 510 objections
- 2.3. All representations can be viewed in full on the Councils' websites at: <http://scams.idi-consult.net/localplan/index.php>.
- 2.4. A document listing summaries of all representations in Proposed Modification order is included in the examination library as RD/MC/ XXX.

Councils' Assessment

- 2.5. The Councils have considered all the representations received and assessed in light of the issues raised, whether the Proposed Modifications should be submitted to the Inspectors as consulted on, with amendments or not at all. Any new Proposed Modifications considered necessary in response to issues raised during the consultation have also been identified.
- 2.6. This process is documented in Proposed Modification order and grouped by the issues raised by the Inspectors in their letter of 20 May 2015. These are contained in Appendix A. The Appendix provides an index to the Proposed Modifications tables, showing which modification is the primary place where the Councils' assessment is provided for each issue. It also shows if there are supporting modifications for any issue. The Councils' assessment in the supporting modifications generally cross refers to the primary modification to minimise repetition and ensure an holistic response to each issue is provided.

- 2.7. The main issues and the Councils' assessment are summarised in the following chapters, taking each of the three main issues raised by the Inspectors in turn.

Approach to Proposed Modifications

- 2.8. Having considered and assessed the representations received, the Councils have reached a conclusion on the Proposed Modifications to be submitted to the examination Inspectors. The majority of the Modifications consulted on are submitted unchanged. A few amendments are proposed in light of the consultation. The broad conclusions for each of the three main issues raised by the Inspectors are included in the following chapters. The conclusions for each modification consulted on are contained in Appendix A, including where an amendment or additional modification is proposed. The main changes from the Proposed Modifications consulted on can be summarised as follows:

Cambridge Local Plan:

- Additional text relating to the Development Strategy and the further work undertaken (PM/CC/2/E)
- New modification to include Newbury Farm (0.9ha) within the GB2 allocation. This extends the line of the eastern boundary down to Babraham Road and is consistent with the finding of the Cambridge Inner Green Belt boundary study (2015) (PM/CC/2/A(i), PM/CC/B/B, PM/CC/Policies Map/B)
- Correction to the housing number relating to the total housing provision in the Cambridge urban area to read 6828 not 6282 (PM/CC/2/I(i))
- Additional text relating to listed buildings and the application of Policy 27 (Sustainable Design and Construction) in order to ensure no harm to heritage assets (PM/CC/4/A(i)).

South Cambridgeshire Local Plan:

- Provisional Modification to allocate land south of the Cambridge Biomedical Campus (Policy E/1B) is recommended to be deferred, in order to obtain further evidence (PM/SC/8/A). The deferment will also apply to the following proposed modifications insofar as they relate to the proposed allocation on land south of the CBC (PM/SC/2/G, PM/SC/2/O, PM/SC/2/P, PM/SC/3/F, PM/SC/8/B)
- Additional text relating to the Development Strategy and the further work undertaken (PM/SC/2/C)
- Correction to the housing number relating to the total housing provision in the Cambridge urban area to read 6828 not 6282 (PM/SC/2/E)

- Policy H/8 Housing Mix - additional wording added to sub section (g) in relation to self and custom build houses to reflect that self and custom build is not likely to be practical in high density multi storey flatted developments (PM/SC/7/G)

2.9. The Proposed Modifications arising from the further work and consultation to be submitted to the Inspectors are published in separate documents for each Local Plan:

- Cambridge Local Plan Proposed Modifications March 2016 (RD/MC/XXX)
- South Cambridgeshire Local Plan Proposed Modifications March 2016 (RD/MC/XXX).

3. Objectively Assessed Need for New Housing

Issues raised by the Inspectors

- 3.1. The Inspectors asked the Councils to consider whether the DCLG 2012 based household projections (published February 2015) suggest a different level of housing need for Cambridge and South Cambridgeshire.
- 3.2. The Inspectors said there is no evidence that the Councils have carried out the kind of assessment of market signals envisaged in the Planning Practice Guidance (PPG) dated 6 March 2014, or considered whether an upward adjustment to planned housing numbers would be appropriate.
- 3.3. The Inspectors said that there should be clear evidence that the Councils have fully considered the implications and likely outcomes of an upward revision in housing numbers on the provision of affordable housing.

Additional work undertaken by the Councils

- 3.4. In response to these issues raised by the Inspectors, the Councils commissioned further independent assessment. This work, relating to Objectively Assessed Need for Housing¹, sits alongside the Cambridge Sub Region Strategic Housing Market Assessment (SHMA)², and considered the following issues raised by the Inspectors with the stated conclusions:
 - Whether the 2012-based DCLG household projections published in February 2015 suggest a different level of need;
 - Whether an assessment of market signals justifies an uplift to these DCLG demographic projections;
 - Whether they should be increased in order to provide more affordable housing.
- 3.5. The Objectively Assessed Housing Need: Further Evidence study³ addresses a recognised limitation of the DCLG household projections for Cambridge and

¹ Cambridge and South Cambridgeshire Local Plan Examination – Objectively Assessed Housing Need: Further Evidence (RD/MC/040).

² [Cambridge Sub-Region Strategic Housing Market Assessment](#) (RD/Strat/090)

³ Cambridge and South Cambridgeshire Local Plan Examination – Objectively Assessed Housing Need: Further Evidence (RD/MC/040).

proposes an appropriate demographic starting point of 10,069 new dwellings. It confirms the DCLG projection of 17,579 new dwellings as appropriate for South Cambridgeshire. Against these figures, which national guidance states provide the starting point for considering housing need, the study concludes there should be an uplift of 30% for Cambridge and 10% for South Cambridgeshire to take account of market signals in each area, giving figures of 13,090 homes for Cambridge and 19,337 homes for South Cambridgeshire.

- 3.6. The study refers to there already being in place, through the SHMA, an analysis of the housing required to support future employment growth. Therefore there are two alternative housing need figures: the new projection, based on past demographic trends and market signals, and the SHMA projections, which take account of future employment. For South Cambridgeshire the SHMA figure is fractionally below the new need assessment of 19,337 dwellings. The new figure took account of past demographic trends and market signals but not future jobs. The SHMA figure suggests that, if housing is built in line with our assessment, it will provide very slightly more workers than are required to support expected job growth. Hence there is no justification for a 'jobs uplift' to the new assessment. Conversely, for Cambridge City the SHMA figure is above the new assessed need of 13,090 dwellings. This suggests that, if housing is built in line with the new assessment, the city will provide slightly fewer workers than are required to support the expected job growth. Hence the new assessment should be adjusted upwards, to provide 14,000 dwellings as shown in the SHMA.
- 3.7. On this basis, the study concludes that Objectively Assessed Housing needs in the study area are:
- 19,337 dwellings for South Cambridgeshire
 - 14,000 dwellings for Cambridge.
- 3.8. These housing numbers are consistent with past demographic trends as adjusted for market signals in each local authority area (as advised by the PPG), and also provide enough labour to support expected job growth as part of an HMA-wide strategy.
- 3.9. This endorses the current requirement of 14,000 homes for Cambridge and indicates that the current figure for South Cambridgeshire of 19,000 homes should be increased to 19,500 (rounded). Consideration of affordable housing need did not result in any further recommendations.

3.10. This issue is addressed in the Development Strategy Update document.⁴

Proposed modifications consulted on

3.11. The key modifications consulted on are summarised below. Please see the full schedules of modifications in Appendices A – D of the Joint Consultation Report December 2015 (RD/MC/010).

Main Modifications Proposed to the Cambridge Local Plan in respect of Objectively Assessed Need

3.12. **Housing Requirement** - While there are no changes to the Objectively Assessed Need for Housing in Cambridge, a main modification to the Cambridge Local Plan was proposed in order to reflect the work undertaken: (Main Modification PM/CC/2/B to paragraph 2.17).

Main Modifications Proposed to the South Cambridgeshire Local Plan in respect of Objectively Assessed Need

3.13. **Housing Requirement** – A main modification was proposed to increase the housing requirement for South Cambridgeshire from 19,000 to 19,500 homes, in response to the findings of the Councils' further evidence work on Objectively Assessed Need for new homes. The Modification goes half way to incorporating the commitment made by the Councils through the City Deal to provide an additional 1,000 dwellings on rural exception sites over the 19,000 figure included in the submitted plan. A number of other main modifications were proposed to update the supporting text of the plan: (Main Modification PM/SC/2/H in relation to Policy S/5: Provision of New Homes and Jobs).

Summary of Consultation Responses

3.14. A number of representations relating to objectively assessed need for new housing and the Councils' further work were received. The main issues are outlined below:

- Will not boost housing supply

⁴ Cambridge and South Cambridgeshire Development Strategy Update, November 2015, RD/MC/060

- Not compliant with national guidance
- Does not take appropriate account of market signals
- No account taken of past suppression of household formation
- Jobs and homes will not balance leading to unsustainable increases in in-commuting
- Does not make sufficient provision to address need for affordable housing in Cambridge
- Does not take appropriate account of migration
- That the market signals uplifts should be higher than 30% for Cambridge and 10% for South Cambridgeshire
- That the Objectively Assessed Housing need dwelling numbers (OAN) should be substantially higher for both Cambridge and South Cambridgeshire.

Councils' Assessment

- 3.15. The OAN for both Councils' will boost housing supply. The issue of compliance with national policy has already been considered at examination hearings and the Further Evidence report by PBA ensures consistency with national guidance. The concerns expressed in representations concerning market signals are not considered to be well founded. There is no justification for an upward adjustment to CLG 2012 household formation rates. It is accepted that the starting point demographic projections have understated future housing need and the Councils' have already addressed this by uplifts of 30% for Cambridge and 10% for South Cambridgeshire. The related issues of jobs/homes balance and commuting have already been considered at examination hearings. The Councils maintain that across the full Housing Market Area there is a good balance between jobs and homes. Regarding migration this has already been taken into account in the SHMA, and the Councils have not received any requests from other local planning authorities under the duty to co-operate for this area to take more housing. In respect of a further uplift to boost affordable housing supply the Councils' consider that the plans provide for a realistic proportion of affordable need to be met in Cambridge.

Update to the evidence base

- 3.16. Peter Brett Associates have prepared a report for the Councils' entitled 'Objectively Assessed Housing Need: Response to Objectors' in March 2016 which looks again at demographic projections, market signals and affordable

housing. This has helped to inform the Councils assessment and is published as reference document RD/MC/041.

Approach to Proposed Modifications

Submit proposed modifications relating to Objectively Assessed Needs for new housing (PM/CC/2/B, PM/SC/2/A, PM/SC/2/H, PM/SC/2/I, PM/SC/2/J, PM/SC/2/K, PM/SC/2/L) to the Inspectors unchanged.

4. Overall Development Strategy

Issues raised by the Inspectors

- 4.1. The Inspectors raised issues about the apparent inconsistency between the Cambridge and South Cambridgeshire Sustainable Development Strategy Review⁶ (SDSR) and the Plans' reliance on meeting development needs in new settlements. In particular, they raised questions about the previous work related to the review of the Inner Green Belt Boundary (2012), in particular the clarity of the review's methodology, and the role of the Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) process. The Inspectors also raised questions about the infrastructure requirements and sustainable transport options needed to deliver sustainable new settlements.

Councils' Response

- 4.2. In response to these concerns, the Councils carried out or commissioned new⁵ studies to review the evidence on Green Belt, transport, infrastructure and viability to ensure that the decision on the preferred strategy is based on a full understanding of the implications of the different strategy options. An addendum to the Sustainability Appraisal⁶ was also carried out to ensure that the sustainability issues of the options available to the Councils are understood, in particular land on the edge of Cambridge and new settlements. The new evidence documents are:

- Cambridge and South Cambridgeshire Development Strategy Update (RD/MC/060);
- Cambridge and South Cambridgeshire Local Plans Sustainability Appraisal Addendum Report (RD/MC/020);
- Cambridge Inner Green Belt Boundary Study (RD/MC/030);
- Local Plans CSR – Cambridge and South Cambridgeshire
- Local Plans Transport Report (RD/MC/070);
- Cambridge and South Cambridgeshire Infrastructure Delivery Study 2015 (RD/MC/080); Cambridge and South Cambridgeshire Local Plans Viability Update, November 2015 (RD/MC/090).

⁶ Cambridge and South Cambridgeshire Local Plans SA Addendum Report, RD/MC/020

- 4.3. The Councils prepared a Development Strategy Update⁷ document that draws together and assesses the evidence prepared by independent consultants. It also takes account of the findings of the Sustainability Appraisal Addendum. It considers whether the strategy in the submitted Local Plans remains the most appropriate taking account of the outcomes of the further evidence.
- 4.4. The Councils have been clear that they recognise the merits of land on the edge of Cambridge in accessibility terms and the transport evidence confirms that situation, although it makes clear that major new development on the edge of Cambridge on congested radial routes have their own transport issues and are not necessarily cheap to deliver. The independent Green Belt evidence supports the findings of the Councils' own evidence that release of land on the edge of Cambridge can be expected to compromise substantially the purposes of the Cambridge Green Belt, with two exceptions and modifications were proposed to respond to these to:
- Reduce the size of an employment allocation in the submitted South Cambridgeshire Local Plan (see Main Modification PM/SC/8/C).
 - Propose a new employment allocation as an extension to the Cambridge Biomedical Campus, within South Cambridgeshire (see Provisional Main Modification PM/SC/8/A).
- 4.5. The evidence also looks at the potential to deliver sustainable new settlements as an alternative to sites on the edge of Cambridge. This concludes that new settlements can provide viable and deliverable developments that will be able to contribute to strategic off site infrastructure and provide high quality public transport links to Cambridge, attracting significant levels of patronage, and also provide wider benefits to existing communities. The City Deal is a significant opportunity to deliver sustainable transport to serve the wider area and with its focus on supporting the delivery of the development strategy is an important fund intended to assist with any funding shortfalls that might arise.
- 4.6. Some key comparisons between edge of Cambridge sites and new settlements are:

Transport:

⁷ Cambridge and South Cambridgeshire Development Strategy Update, November 2015, RD/MC/060

- Edge of Cambridge - criteria testing transport issues show positive impacts due to short distances to the city, low public transport journey times, and in many cases proximity to high frequency public transport.
- New settlements – transport criteria highlight opportunities to serve sites by high quality public transport, but journey times and cycling distances are higher when compared to edge of Cambridge options.

Access to Jobs:

- Edge of Cambridge - offers proximity to major employment sites within the city.
- New settlements - have potential to include new employment development but there would be longer journeys to jobs in and around Cambridge.

Services and Facilities:

- Edge of Cambridge - dependent on the scale of an edge of Cambridge site, it would include new local or district centres. Would require significant infrastructure provision such as education and utilities.
- New settlements - would include new town and local centres which would mean residents have convenient access to local services and facilities by walking, cycling and public transport. Would require significant infrastructure provision such as education and utilities. However, they would be further from Cambridge, which remain the key centre of services and employment in the area.

Greenfield / Brownfield Land:

- Edge of Cambridge sites - are almost entirely agricultural land.
- New settlements - offer opportunities to re-use areas of previously developed land, although would still require large areas of agricultural land to be developed.

Green Belt / Landscape / Townscape Impacts:

- Edge of Cambridge - major developments would have significant negative impact on Green Belt, landscape and townscape.
- New settlements - outside the Green Belt.

4.7. Having weighed all those factors, the Development Strategy Update document concludes that the development strategy in the submitted plans, with limited modifications, provides the right balance for this plan period that will provide a range of deliverable sites for the plan period and beyond and considers that sustainability will be secured. More information on the evidence documents that informed this conclusion is provided below.

Cambridge Inner Green Belt Boundary Study, 2015

4.8. In response to the Inspectors' issues about the Councils' 2012 Inner Green Belt Boundary Study⁸, the Councils commissioned LDA Design to undertake the following:

- To undertake assessment of the Inner Green Belt Boundary and set out the methodology used. The assessment should provide a robust, transparent and clear understanding of how the land in the Cambridge Green Belt performs against the purposes of the Cambridge Green Belt.
- To review the methodologies put forward by objectors in relation to the Inner Green Belt Boundary.

4.9. The detailed findings of this work are set out in the Cambridge Inner Green Belt Study, November 2015 report⁹, which is published alongside this consultation document.

4.10. 19 sectors of the Inner Green Belt are identified and assessed in the Cambridge Inner Green Belt Boundary Study (2015) to understand their importance to the performance of Green Belt purposes. The 16 qualities identified in the study are used as the criteria for the assessment. Most sectors are divided into sub areas, where the assessment of one or more criteria differs between one part of the sector and another. The assessment shows that all areas of land within the study area (with the exception of one small area, sub area 8.2 which covers land at and adjacent to Shelford Rugby Club) are important to Green Belt purposes but the reasons differ from one area to another.

4.11. Whilst virtually all areas of land within the study area have been assessed as being of importance to Green Belt purposes, consideration was given as to whether it may nevertheless be possible for certain areas of land to be released from the Green Belt for development without significant harm to

⁸ 2012 Inner Green Belt Boundary Study RD/Strat/210

⁹ Cambridge Inner Green Belt Boundary Study (2015), RD/MC/030

Green Belt purposes. This has been assessed for each sector and a number of areas have been identified around the south and south-east of the city where limited development, if handled appropriately, could take place without significant harm to Green Belt purposes. In each case, parameters are set for any such development to avoid significant harm to the purposes of the Green Belt.

- 4.12. A number of the areas identified within the study as having potential for release from the Green Belt without significant harm to the Green Belt purposes have already been proposed for release from the Green Belt as part of the submitted Local Plans. However, a further area of land within Sector 10 in the study was also identified as having potential for release without significant harm to Green Belt purposes. In this instance, the land lies in both Councils' administrative areas and is described as land south of Bell School and land south of Cambridge Biomedical Campus.
- 4.13. The land south of Bell School lies within Cambridge's administrative area and is directly adjacent to the residential development known as Bell School. This site was subject to further assessment by Cambridge City Council in order to establish whether it would be suitable for development. Due to significant constraints on the site in relation to flood risk, as parts of the site are located in the high risk flood zone, Cambridge City Council has not put this site forward as a modification to the submitted Cambridge Local Plan.
- 4.14. The land south of Cambridge Biomedical Campus lies within South Cambridgeshire's administrative area and is directly adjacent to the Phase 2 land for the Cambridge Biomedical Campus allocated for development in the adopted Cambridge Local Plan 2006. The site was subject to further assessment by South Cambridgeshire District Council and considered suitable for development for employment use, subject to further modelling work being carried out to assess surface water flood risk in this area. As such, this site is included as a provisional main modification to the submitted South Cambridgeshire Local Plan (see Provisional Main Modification PM/SC/8/A).

Infrastructure requirements, viability and sustainable transport options for new settlements

- 4.15. The Inspectors' letter notes that if development is to be directed to new settlements rather than the edge of the urban area, it needs to be clear that the challenges of making such development as sustainable as possible have been addressed, in particular infrastructure requirements and sustainable

transport options for new settlements. This is in response to evidence submitted to the Local Plan examination which indicates that a significant funding gap exists in relation to infrastructure provision.

- 4.16. In response to these concerns, a number of additional studies have been undertaken. The Cambridge and South Cambridgeshire Local Plans Viability Update (November 2015)¹⁰ provides an update of the viability assessments prepared for the Councils to support the submission Local Plans¹¹. The 2015 Update ensures that the inputs are up to date, including changes to any of the key inputs such as land and build costs. It considers impacts of changes to Government policy, for example the removal of the Code for Sustainable Homes and different space and accessibility standards. It specifically considers the particular costs associated with new settlements.
- 4.17. Running in parallel to the Viability Update work, the Cambridge and South Cambridgeshire Infrastructure Delivery Study 2015¹², provides an update to the Cambridge and South Cambridgeshire Infrastructure Delivery Study¹³, using updated information on infrastructure delivery costs and sources of funding. This has taken account of progress related to City Deal transport schemes, the availability of City Deal funding, as well as providing more information related to the delivery of major development sites.
- 4.18. New transport modelling has also been undertaken in order to compare development strategy options with significant edge of Cambridge development on a like for like basis with new settlement or village focussed development strategies. It also includes updated modelling of the Local Plan development trajectories to reflect proposed modifications. This work is set out in further detail in the Local Plans CSR – Cambridge and South Cambridgeshire Local Plans Transport Report, November 2015¹⁴.

¹⁰ Cambridge and South Cambridgeshire Local Plans Viability Update, November 2015, RD/MC/090

¹¹ [Strategic Housing Land Availability Assessment \(SHLAA\) and Potential Site Allocations High Level Viability Assessment \(RD/Strat/150\)](#); [Supplementary Report Small Sites – Affordable Housing Viability](#), Cambridge City Council (RD/H/320); [Student Accommodation – Affordable Housing Financial Contributions Viability](#) (Cambridge City Council) (RD/H/340); [Community Infrastructure Levy Viability Assessment, Cambridge City Council \(RD/T/200\)](#) and [Local Plan Submission & Community Infrastructure Levy Preliminary Draft Charging Schedule Consultation Viability Study](#), South Cambridgeshire District Council (RD/T/220).

¹² Cambridge and South Cambridgeshire Infrastructure Delivery Study 2015, RD/MC/080

¹³ [Cambridge City & South Cambridgeshire Infrastructure Delivery Study](#), RD/T/010 and [Cambridge City & South Cambridgeshire Infrastructure Delivery Study Update](#), RD/T/020

¹⁴ Cambridge and South Cambridgeshire Local Plans Viability Update, November 2015,

Housing Land Supply

- 4.19. The Councils agreed a Memorandum of Understanding (MoU) on the Greater Cambridge Joint Housing Trajectory in September 2014. This MoU set out the agreement between the two Councils under the Duty to Co-operate that the housing trajectories for the two local authorities should be considered together for the purposes of phasing housing delivery, and for calculating five year housing land supply for plan-making and decision-taking. The Councils' statement to the Local Plan Examination hearing for Matter 1: Legal Requirements set out proposed modifications to the Local Plans to give effect to the MoU and the merits of the MoU were considered at the hearing for Matter 8: Housing Land Supply and Delivery.
- 4.20. The merits of the MoU and the Greater Cambridge Joint Housing Trajectory were not addressed in the initial conclusions from the Inspectors. The public consultation on the additional work sought by the Inspectors provided an opportunity for consultation on the proposed modifications to give effect to the MoU and the Greater Cambridge Joint Housing Trajectory.
- 4.21. Consequential to the work on Housing Needs and Development Strategy, an updated paper on Housing Land Supply¹⁵ was also prepared. This includes an update on the situation in relation to Land North of Cherry Hinton (Cambridge East) where discussions with the two promoters of the site demonstrate that a larger part of the land allocated in the adopted Cambridge East Area Action Plan can come forward for development with the Airport remaining, making best use of suitable land at the second stage in the development sequence.
- 4.22. The submitted Local Plans included a provision across both districts of 460 homes. The evidence now demonstrates that 1,200 homes can be safely provided, with 780 in Cambridge and 420 in South Cambridgeshire, together with provision of a primary school, a local centre and a spine road between Cherry Hinton Road and Coldham's Lane. A significant shortfall in school capacity across the City is currently forecast from 2018, which coupled with proposed development north of Newmarket Road and north of Cherry Hinton, will require the early provision of the secondary school. Residential

RD/MC/090

¹⁵ Housing Land Supply Update, Cambridge City Council and South Cambridgeshire District Council, RD/MC/050

development on land north of Coldham's Lane, Church End and Teversham Drift (R47) should not come forward before there is an agreed approach to the delivery of sufficient secondary school capacity in the area. This development significantly improves housing land supply in Cambridge to 14,682 homes.

- 4.23. The Housing Land Supply Update paper also takes a more conservative approach to the annual build out rates at new settlements based on lessons learned from Cambourne than previously assumed, but allowing for earlier starts on site for Waterbeach and Bourn Airfield if these can be achieved. Overall, the evidence in the joint housing trajectory shows that the Councils have 5 year housing land supply over the plan period.
- 4.24. The Parish Councils of Graveley and also of Great and Little Abington are promoting a number of small scale housing developments through the South Cambridgeshire Local Plan process to meet identified local housing needs, as an alternative to taking forward Neighbourhood Plans.
- 4.25. The Parish Councils consulted local people about whether the sites should be developed and the results of their consultations demonstrated that there was clear local support. These Parish-led sites were put forward to South Cambridgeshire District Council just before the submission of the Local Plan and therefore main modifications proposing their allocation for housing development were submitted alongside the Local Plan. The public consultation on the additional work sought by the Inspectors provided an opportunity for district-wide consultation on these main modifications ahead of consideration of the proposals at the examination.

Sustainability Appraisal/Strategic Environmental Assessment process

- 4.26. The Inspectors raised a number of issues in relation to the Councils' Sustainability Appraisals. These included:
- The need to revisit the Sustainability Appraisals to appraise all reasonable alternatives to the same level;
 - That it was difficult to understand how the various dimensions of sustainability were assessed with regards to paragraph 85 of the NPPF;

- The inconsistency between the Cambridge and South Cambridgeshire Sustainable Development Strategy Review¹⁶ and the Plans' reliance on meeting development needs in new settlements.
- 4.27. In response to the Inspectors' concerns, a joint addendum to the Councils' Sustainability Appraisals¹⁷ was produced which sets out how the different options for the overall development strategy were assessed, including the need to promote sustainable patterns of development in light of paragraph 85 of the NPPF¹⁸. The addendum also includes an appraisal of reasonable alternatives, including sites on the urban edge, on a comparable basis. As part of this work, further transport modelling of the edge of Cambridge sites was undertaken to provide an appropriate level of information so as to facilitate comparative assessment with the proposed new settlements.
- 4.28. The results of this work are set out in the Cambridge and South Cambridgeshire Local Plans Sustainability Appraisal Addendum Report and were made available for consultation alongside the proposed modifications. The findings of the Sustainability Appraisal Addendum Report are not significantly different from those of the appraisals submitted with the Local Plans.
- 4.29. The appraisal notes that while edge of Cambridge sites perform well in some areas, such as promoting sustainable modes of transport, they do not perform well in other areas such as protecting the landscape character and setting of Cambridge as a result of loss of Green Belt land. New settlements avoid these significant Green Belt impacts whilst providing opportunities for strategic transport improvements to serve the development and existing rural communities, while providing services and facilities within easy access for the new community.
- 4.30. The key modifications arising from this work are summarised below. Please see the full schedules of modifications in Appendices A – D of the Joint Consultation Report December 2015 (RD/MC/010).

¹⁶ [Cambridge and South Cambridgeshire Sustainable Development Strategy Review](#), RD/Strat/040

¹⁷ Cambridge and South Cambridgeshire Local Plans Sustainability Appraisal Addendum Report, RD/MC/020

¹⁸ National Planning Policy Framework (RD/NP/010)
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Main Modifications Proposed to the Cambridge Local Plan in respect of the Development Strategy

- 4.31. **Joint Housing Trajectory** – A main modification to the Cambridge Local Plan was proposed to reflect the earlier Memorandum of Understanding between the Councils (September 2014) for a joint housing trajectory for the Greater Cambridge area: (Main Modification PM/CC/2/G to Policy 3: Spatial strategy for the location of residential development).
- 4.32. **Cambridge East - North of Cherry Hinton** - Modifications to policy 12 and supporting text and maps were proposed at Cambridge East - North of Cherry Hinton - to carry forward more of the current allocation contained in the Cambridge East Area Action Plan 2008 than included in the submitted Local Plans. This reflects a better understanding from the two promoters of the land that can come forward with the Airport remaining – 1,200 dwellings are proposed, of which 780 dwellings are in Cambridge. This also reduces the amount of safeguarded land:

(Main Modification PM/CC/3/A to Policy 12: Cambridge East);

(Main Modification PM/CC/B/A to Site R40); and

(Main Modification PM/CC/Policies Map/A)

Main Modifications Proposed to the South Cambridgeshire Local Plan in respect of the Development Strategy

- 4.33. **Joint Housing Trajectory** - A main modification was proposed to reflect the earlier Memorandum of Understanding between the Councils (September 2014) for a joint housing trajectory for the Greater Cambridge area recognising the inter-relationship between the areas and phasing of delivery of housing:

(Main Modification PM/SC/2/R in relation to Policy S/12: Phasing Delivery and Monitoring).

- 4.34. **Flexibility in the start date of delivery at new settlements** -

Main modifications were proposed to provide flexibility in the start date of delivery at new settlements so that development can come forward on strategic allocations more swiftly, specifically at Waterbeach and Bourn Airfield:

(Main Modification PM/SC/2/N in relation to Policy S/6: the Development Strategy to 2031);

(Main Modification PM/SC/3/H in relation to Policy SS/5: Waterbeach New Town); and

(Main Modification PM/SC/3/I in relation to Policy SS/6: New Village at Bourn Airfield).

- 4.35. **Cambridge East - North of Cherry Hinton** - Modifications to Policy SS/3 and supporting text and maps were proposed at Cambridge East - North of Cherry Hinton - to carry forward more of the current allocation contained in the Cambridge East Area Action Plan 2008 than included in the submitted Local Plans. This reflects a better understanding from the two promoters about the land that can come forward with the Airport remaining – 1,200 dwellings are proposed, of which 420 dwellings are in South Cambridgeshire. This also reduces the amount of safeguarded land:
(Main Modification PM/SC/3/A to Policy SS/3: Cambridge East and Policies Map).
- 4.36. **Provisional extension to Cambridge Biomedical Campus** - A provisional modification proposed an extension to Cambridge Biomedical Campus, to reflect latest independent Green Belt assessment, subject to further investigation of surface water flooding issues:
(Provisional Main Modification PM/SC/8/A).
- 4.37. **Land adjacent to Peterhouse Technology Park, Fulbourn Road** - Reduction in the size of the employment site adjacent to Peterhouse Technology Park, Fulbourn Road, Cambridge, was proposed to reflect latest independent Green Belt assessment:
(Main Modification PM/SC/8/C relating to Policy E/2: Fulbourn Road East).
- 4.38. **Parish Council-led housing proposals** - Modifications were proposed to allocate small scale Parish Council-led housing sites to meet identified local housing needs; three sites at Great and Little Abington and one at Graveley. These sites were put forward to South Cambridgeshire District Council by the Parish Councils and were submitted by the District Council alongside the Local Plan.
- 4.39. They had not previously been subject to a district-wide consultation undertaken by the District Council:
(Main Modification PM/SC/7/A for three sites at Great Abington and at Little Abington); and
(Main Modification PM/SC/7/B for a site at Graveley).

Summary of Consultation Responses and Councils' Assessment

Development Strategy

4.40. As set out above, there are a number of considerations as part of responding to the issues raised by the Inspectors on the overall development strategy. They are dealt with in turn below before reaching a conclusion on the proposed modifications to the overall development strategy.

Green Belt

4.41. A number of representations relating to Green Belt and the Councils' Inner Green Belt Study 2015 (RD/MC/030) were received. The main issues are outlined below:

- Use of national and local Green Belt purposes selectively
- Criticism of the 16 Green Belt qualities
- Green Belt study does not meet para 84 & 85 of NPPF
- No assessment of safeguarding land (for beyond plan period)
- Contrary to PAS Green Belt advice issued in 2014
- Green Belt treated as an overarching constraint
- Criticism of a lack of a scoring system
- Criticism of sector choices and land parcels, and character areas (connective, supportive, definitive)
- Lack of assessment of village sites
- Failure of Councils to correctly interpret their own new Green Belt study
- Failure to consider links between the councils two Green Belt studies
- Dislike of LDA approach to commenting on other studies
- Detailed site by site comments by individual objectors (a number have commissioned their own further evidence).

Councils' Assessment

4.42. The Cambridge Inner Green Belt Boundary Study 2015 provides a robust and technically sound evidence base to inform plan making.

4.43. The Study is an independent assessment of the Inner Green Belt Boundary in relation to the purposes of the Cambridge Green Belt. It is not intended to be consistent with the Councils' 2012 Study, although it is noted to have largely consistent findings.

- 4.44. The Study appropriately uses Cambridge-specific Green Belt purposes, previously endorsed by the Cambridgeshire and Peterborough Structure Plan (2003). These primarily relate to the character and setting of Cambridge and preventing the merging of settlements, and thus focus particularly on only two of the five National Green Belt purposes. The Study uses 16 qualities (described fully in section 5.2 of the Study) to consider impacts. Each of the qualities is clearly founded in Green Belt purposes. Each of them a relationship to at least one of the National Green Belt purposes and all qualities (except no. 10) have a relationship to at least one of the Cambridge Green Belt purposes.
- 4.45. Green Belt has not been treated as an overarching constraint in plan making. The Councils have tested Green Belt development equally with non-Green Belt development through the Sustainability Appraisal process. They have considered a wide range of evidence, and documented their consideration of the consequences for sustainable development of different approaches to Green Belt development the Development Strategy Update (RD/MC/060).
- 4.46. It is not necessary for land within Green Belt to perform all five of the Green Belt purposes laid down in NPPF paragraph 80. In turn, it follows that the importance of a particular area of land to Green Belt is not determined by the number of Green Belt purposes it performs. Scoring according to number of purposes affected would be a flawed approach.
- 4.47. The main criticism raised by objectors in relation to land parcels relates to the size of sub-areas used for the assessment. Dividing into fine grain parcels and looking in isolation does not allow for any assessment of the effects of the development of one land parcel on adjacent parcels, which might be diminished in terms of their performance of Green Belt. The effects of the release of a small parcel of land for development can therefore be greater than the loss of that parcel's contribution to Green Belt purposes.
- 4.48. Within the Inner Green Belt study area, edge of village sites were considered as part of the relevant sector or sub area in which they are located. Other village sites are addressed elsewhere in the South Cambridgeshire District Council SHLAA, and the Sustainability Appraisal.
- 4.49. The Inner Green Belt Study does not specifically address NPPF paragraphs 84 and 85, which set out how Local Planning Authorities should address Green Belt in plan making. Its purpose is to assess the significance of land to Green Belt purposes to inform decision making. The Councils' Inner Green

Belt Study and its findings are considered alongside other evidence and technical reports to reach conclusions on the appropriate development strategy (see Part 3 of the Councils' Development Strategy Update (RD/MC/060)).

- 4.50. The Councils have identified sufficient land to meet development needs identified in the plan period, and some sites beyond the plan period. Apart from some small scale non-strategic sites proposed for release in the current Local Plans, all of the major sites that could be developed without significant harm to Green Belt purposes in the foreseeable future have already been released for development. There is no scope for any future strategic Green Belt releases unless significant harm to the Green Belt purposes was to be accepted which would not be consistent with policy or the conclusions of the development strategy review. Removing land from the Green Belt and safeguarding it for future development would not be consistent with the Councils' position, which remains that the need for jobs and homes can constitute exceptional circumstances justifying the release of land from the Green Belt but only so far as would not cause significant harm to Green Belt purposes.

Update to the evidence base

- 4.51. Detailed site-specific objections included criticism of the findings and methodology of the LDA Design Study and of the Councils' interpretation of the Study. Whilst the objections have not led to any changes in allocations as a result of assessment by the Councils and their consultants, LDA Design have provided an addendum to their study to provide clarification on a number of points.

Infrastructure requirements, viability and sustainable transport options for new settlements

- 4.52. A number of representations relating to infrastructure delivery, viability and sustainable transport options and the Councils' further work were received.

Infrastructure Delivery

- 4.53. The main issues received relating to infrastructure delivery, and the Infrastructure Delivery Study 2015 (IDS 2015) (RD/MC/080), are outlined below:

- Lack of certainty over funding to support delivery of the new settlements
- Lack of evidence regarding costs and timing of infrastructure delivery, particularly regarding transport infrastructure on the A428 and A10 corridors
- The latest transport evidence has not informed the IDS
- IDS does not provide objective assessment of competing strategies
- Delivering new settlements at the same time could present infrastructure delivery challenges
- Northstowe phase 3 is not addressed in the IDS.

Councils' Assessment

- 4.54. The IDS 2015 reviewed the infrastructure needs of the area, including infrastructure needed to support the developments in the Local Plans. It draws on a range of sources, including input from stakeholders and infrastructure providers. It was also informed by the Viability Update 2015 (RD/MC/090), which considered the potential funding that could be secured from developments to support the delivery of infrastructure.
- 4.55. The IDS 2015 considers the delivery of transport infrastructure to support growth. Many of the transport schemes identified perform a wider sub regional role in serving the Greater Cambridge area as well as serving individual developments. Strategic developments will be able to make a contribution to strategic transport schemes. There are a range of non-developer infrastructure funding sources which will assist the delivery of essential infrastructure in the Greater Cambridge area. The most significant of these is the City Deal. Up to £500m grant funding has been secured specifically designed to provide infrastructure to help unlock growth. A position statement was agreed by the City Deal Board on 3 March 2016¹⁹. This set out the role of the City Deal in supporting the delivery of the development strategy contained in the Local Plans, and the commitment of partners to support the delivery of major developments identified in the Local Plans.
- 4.56. The City Deal Scheme for the A428 corridor, prioritised for tranche 1, is progressing, with consultation on options completed in late 2015. Work is now also underway on an A10(N) Corridor study. Alongside this work, to inform the plan making process, Cambridge City and South Cambridgeshire District Councils commissioned consultants to prepare reports on the constraints and

¹⁹ Report to City Deal Board 3 March 2016
http://www.gccitydeal.co.uk/citydeal/download/downloads/id/180/executive_board_report.pdf

deliverability of transport schemes on the A10 and A428 corridors²⁰. This evidence has confirmed that there are no overriding constraints that would prevent the transport interventions being delivered.

- 4.57. There is no evidence that bringing forward other sites would put the delivery of Northstowe, or further development at Cambourne at risk. However, as recommended by the IDS 2015, the Councils intend to commence a Utilities Forum, to assist the coordination of infrastructure delivery and support the delivery of the major developments.

Update to the evidence base

- 4.58. The position statement agreed by the City Deal Board on 3 March 2016 (RD/MC/110), confirms its commitment to deliver its infrastructure programme for the benefit of existing and future residents including supporting and securing development identified in the Local Plans through the delivery of key infrastructure schemes.
- 4.59. Additional evidence base documents have also been prepared to provide evidence of the deliverability of transport schemes on the A10 and A428 corridors to serve the major new developments proposed in the development strategy.
- 4.60. It is recognised that the Infrastructure Delivery Study does not include Northstowe Phase 3, which in numbers terms is anticipated beyond the planning period. However it is acknowledged that planning for this part of the site will take place during the plan period and if delivery is accelerated it could come forward earlier. In any event it would be helpful to identify the full infrastructure requirements of the new town. The Council will work with the HCA and infrastructure providers to identify additional requirements for the remainder of Northstowe and to provide an addendum to the IDS to provide to the examination.

Viability

²⁰ A10(N) Corridor Constraints Study (RD/MC/074) Mott MacDonald (2016); A428 Corridor Constraints Report (RD/MC/073) Atkins (2016)

4.61. The main issues received relating to viability, and the Cambridge and South Cambridgeshire Local Plans Viability Update 2015 (RD/MC/090), are outlined below:

- Recent new settlement development shows that they cannot achieve 40% affordable housing
- Broad-brush scale of assessment in the Councils evidence does not adequately test individual sites

Councils' Assessment

4.62. The Councils have appropriately considered viability issues, during the plan making process and specifically to consider the impacts of the proposed modifications. The Viability Update provides a strategic viability assessment appropriate to this stage of the planning process. The Viability Update informed the Infrastructure Delivery Study, which considered the delivery and funding of infrastructure. Some technical points have been raised, which are addressed in the response to representations schedule. With regard to the delivery of affordable housing, planning policies provide a degree of flexibility, allowing variations to the scale of affordable housing sought at a site specific stage, subject to viability. In certain specific circumstances, it may be appropriate and necessary to consider the balance of infrastructure funding across a range of issues to enable delivery.

Update to the evidence base

4.63. None.

Transport (Evidence base)

- 4.64. The main issues received relating to transport, and the Local Plans CSRM – Cambridge and South Cambridgeshire Local Plans Transport Report (RD/MC/070) are outlined below:
- New evidence base is not transparent
 - Phase 2 modelling does not provide comparative testing
 - Model still shows severe transport impacts
 - The Councils have adversely affected proposals of CEG and others by the scale and nature of mitigation they have identified as part of the modelling work. Modelling groups together sites unjustifiably.
 - Mismatch between scheme benefits modelled, and those identified in recent City Deal consultations in respect of the A428 corridor.
 - Transport report contains contradictory statements

Councils' Assessment

- 4.65. The Councils consider that the Transport evidence base is robust and transparent. It meets the requirements of National Planning Practice Guidance, and provides information to inform the Sustainability Appraisal.
- 4.66. The testing of different scenarios in phase 2 looked at a range of strategy scenarios. This included development focused at a number of different broad locations around the edge of Cambridge as compared to developing at new settlement locations or in villages. The modelling was informed by developments proposed to the Councils through the plan making process, but it was not intended to compare exact quanta of development in the different scenarios, but to test the varying development strategy choices so as to better understand the transport implications.
- 4.67. The Councils consider that the modelling work appropriately considers the benefits and dis-benefits of developing in different areas around Cambridge and South Cambridgeshire, as well as the transport challenges of these developments. The evidence base is proportionate.
- 4.68. The Councils considered the Transport Report, alongside a range of other planning evidence and the Sustainability Appraisal, when considering the preferred development strategy. This is documented in the Development Strategy Update (RD/MC/060 paragraphs 4.42 to 4.69), and the reasons for

the preferred approach are also documented in section 9 of the Sustainability Appraisal Addendum 2015 (RD/MC/020).

- 4.69. The development strategy supported by the Transport Strategy for Cambridge and South Cambridgeshire (RD/T/095) offers significant benefits in terms of delivering sustainable travel both for planned and existing development. This was taken into account in deciding that exceptional circumstances to review the Green Belt to develop land where there would be significant harm to the purposes of the Green Belt do not exist. The Councils have considered the sustainability implications of further major development on the edge of Cambridge. The release of larger sites would cause significant harm and outweighs the benefits in terms of accessibility, and have not been included in the Local Plans.
- 4.70. The modelling of alternative strategies was undertaken appropriately. Following the runs without mitigation, the Local Highways Authority advised, in consultation with the Transport consultants, the likely indicative necessary transport mitigation measures for the developments proposed. These were then included in further model runs. These are not considered arbitrary, but a reasonable response to the developments being modelled to appropriately consider the potential for mitigation. Of course, in practical terms, the details of these schemes might differ as details are worked up through subsequent processes but the assumptions made are considered wholly reasonable for the purposes of modelling and plan-making at this stage.

Update to the evidence base

- 4.71. Minor updates to table B.2 in the Transport Report, to clarify transport measures applied some of the model runs.

Overall Development Strategy

- 4.72. A number of representations relating to overall development strategy and the Councils' further work were received. The main issues are outlined below:
- Support for the development strategy, and continued protection of the Green Belt
 - Objection to reliance on new settlements in preference to development at villages, or on the edge of Cambridge

- Not enough account taken of benefits of edge of Cambridge development, too much weight given to Green Belt
- Concern regarding funding, deliverability and timing of new infrastructure to support new settlements
- Strategy does not take enough account of achieving sustainable transport
- Development of Bourn Airfield is not sustainable
- Waterbeach New Town should only occur after development has taken place in more sustainable locations
- If larger Cambourne West planning application is granted there is no need for Bourn Airfield.

Councils' Assessment

- 4.73. Whilst there remains general support for the development sequence in the Cambridge area, some representors consider the balance of development in the Local Plans is wrong, and should either identify more development on the edge of Cambridge, or in villages, instead of new settlements.
- 4.74. The Councils have considered the relative merits of development at each stage of the sequence. The Development Strategy Update (RD/MC/060), informed by evidence including the Joint Sustainability Appraisal Addendum (RD/MC/020), sets out the range of sustainability issues and planning evidence considered by the Councils, the weight applied to those issues, and the reasoning for the preferred approach. This includes considering the sustainability impacts of developing outside the Green Belt compared with removing land from the Green Belt for development.
- 4.75. Whilst urban extensions to Cambridge offer relative benefits to some sustainability issues over other options, the Councils' evidence continues to highlight the significant harm that would be caused to the purposes of the Cambridge Green Belt if further land were to be released for development.
- 4.76. Responding to a representation, additional modifications are proposed to include the existing Newbury Farm buildings on Babraham Road within allocation GB2 in the Cambridge Local Plan. This is entirely consistent with LDA Design's parameters for a Green Belt release in sub area 11.2 of the Inner Green Belt Study. An appraisal of this change has been considered through the Sustainability Appraisal, and it resulted in no changes to the assessment results (see Supplement to the Sustainability Appraisal Addendum - November 2015 (March 2016) (RD/MC/021)).

- 4.77. The Councils have considered transport issues alongside wider planning issues throughout the plan making process. The Transport Report identifies that new settlements tested would not deliver the mode share of trips by sustainable modes anticipated from edge of Cambridge sites. However, with the provision of the sustainable transport measures proposed in the Transport Strategy for Cambridge and South Cambridgeshire (TSCSC), including park & ride and cycling, this would deliver a significant increase in the proportion of trips made by non-car modes from new settlements.
- 4.78. At time of writing a planning application has been submitted for Cambourne West. This reflects the developer's representation to the Local Plan examination for a larger allocation on land north west of Lower Cambourne for 2,350 dwellings. Together with the land within the Business Park in the submitted Local Plan allocation, the sites could provide a total capacity of 2,590 dwellings. The application will be considered on its merits through the planning application process. If the larger site was approved, it would increase flexibility in housing land supply. It is not considered that it would justify removal of any other sites in the Local Plans.
- 4.79. A strategy focusing more development at villages would not enable focused delivery of transport and other infrastructure. A wide range of sites were tested through the plan making process. A significant number were rejected, for example due to flood risk, or infrastructure constraints such as education. The reasons these sites were not included in the submitted Local Plan remain sound. The strategy supports some growth at better served villages, though identified allocations where it will support early delivery of sites. Further allocations are not proposed.
- 4.80. The strategy across the two Local Plans seeks to develop land within the urban area of Cambridge where there is capacity, deliver additional development on the edge of Cambridge where it would not cause significant harm to Green Belt purposes, deliver new settlements where there is potential to provide sustainable transport infrastructure to connect with jobs and services, and deliver limited allocations at the better served villages to support rural communities and provide early housing delivery. This approach is considered a sound response to the evidence and the issues raised through the plan making process.

Update to the evidence base

4.81. None.

Approach to Proposed Modifications

Submit the following proposed modifications the Examination Inspectors unchanged:

PM/CC/2/A, PM/CC/2/D, PM/CC/2/F, PM/CC/2/G, PM/CC/2/H, PM/CC/2/j
PM/CC/2/K, PM/CC/2/L, PM/CC/2/M, MM/CC/2/A.
PM/SC/2/D, PM/SC/2/M, PM/SC/2/N

Submit proposed modifications PM/SC/2/C and PM/CC/2/E to the Examination Inspectors, but with additional wording below (highlighted in **bold underline**) (SCLP para 2.17 3rd bullet, CCLP after para 2.20)

In response to issues raised by the Inspectors during the Local Plan Examination, the Councils commissioned a new independent Inner Green Belt Review in 2015. This concluded that beyond those locations already identified in the submission Local Plans it is unlikely that any development could be accommodated without substantial harm to Green Belt purposes (in most locations around the edge of the City). Additional work was carried to consider sites on the edge of Cambridge on an equal basis with other sites, through transport modelling and Sustainability Appraisal. **Work was also undertaken on an updated Infrastructure Delivery Study and Viability Report with a Development Strategy document that drew together the findings of all the additional work. The Development Strategy Update and the Joint Sustainability Appraisal Addendum set out how the issue of Green Belt was considered through the plan making process, meeting the requirements of paragraphs 84 and 85 of the NPPF to consider the sustainability impacts of developing outside the Green Belt compared with removing land from the Green Belt for development. This work confirmed that the approach to the development strategy. Further work was also undertaken to demonstrate that the transport measures necessary to support sustainable new settlements are capable of being delivered. The Greater Cambridge City Deal provided a position statement in March 2016 that confirms the City Deal partners are wholly committed to delivery of the infrastructure programme for the benefit of existing and future residents and businesses through the provision of an enhanced transport network that provides good quality connectivity between homes and jobs, including supporting and securing new development provided for in the Local Plans through the delivery of key infrastructure schemes.**

Amend Modification PM/CC/2/A:

Amend the key diagram to take account of changes to Cambridge East/land north of Cherry Hinton (see proposed modification PM/CC/3/A) and Site GB2: Land south of Worts' Causeway (see proposed modification PM/CC/B/B).

Proposed Modification PM/CC/B/B: Increase the size of site GB2 to include Newbury Farm (0.9 hectares). See amended excerpt of Appendix B: Proposals Schedule below and amended site map excerpt from the Submission Policies Map.

Proposed Modification PM/CC/Policies Map/B: Increase the size of site GB2 to include Newbury Farm (0.9 hectares). See amended site map excerpt from the Cambridge Draft Submission Policies Map July 2013.

Sustainability Appraisal

4.82. A number of representations relating to the Sustainability Appraisal Addendum (SAA) (RD/MC/020) and the Councils' further work were received. The main issues are outlined below:

- Natural England and Historic England endorse approach to SA.
- SAA relies on the Councils' other evidence base documents which are flawed
- Should have used more quantitative data
- Every policy in both plans should be jointly assessed using the new joint SA framework
- Site packages considered were set up to favour packages without edge of Cambridge Green Belt sites. Packages do not identify specific edge of Cambridge sites, or site North of Cambourne
- SAA seeks to justify the existing strategy
- Plans don't achieve the 'right balance' across the development hierarchy
- Unjustified weighting of Green Belt compared to other sustainability issues
- SAA fails to sufficiently recognise the benefits of village growth
- Detailed criticisms of individual site criteria scores
- Site by site queries regarding potential mitigation measures

Councils' Assessment

- 4.83. The SAA provides an appropriate addition to the sustainability appraisal process for both Councils to address the concerns expressed in the Inspectors Letter.
- 4.84. The SAA supplements the Sustainability Appraisal Reports that accompanied the submitted Local Plans, and includes clear guidance on the relationship with previous stages.
- 4.85. The SAA appropriately considers a range of sites and strategy alternatives related to the development sequence, and provides information on the economic, social and environmental impacts of the different options, including comparisons of edge of Cambridge development with new settlements. The methodology has been clearly set out in the SAA, and meets the requirements of the SEA regulations. The Statutory Consultees who responded were satisfied with the work that had been done.
- 4.86. The SAA devised a joint sustainability framework that has been used to assess issues that are of joint issues of strategic importance. It is not necessary to use this framework to assess individual policies as these policies will not be applied jointly.
- 4.87. It was entirely appropriate for the Sustainability Appraisal consultants to draw on the supporting studies that had been commissioned to support the Local Plans prepared by specialist consultants.
- 4.88. A number of representors comment on specific appraisal results on specific sustainability objectives. These have been reviewed, by the SA consultants, and responses provided in the schedule.
- 4.89. The SAA sets out reasons for the Councils' preferred approach, and the range of issues considered. This includes how the issue of Green Belt was considered. The Sustainability Appraisal process has been undertaken appropriately.

Update to the evidence base

- 4.90. The SAA Annex 1 included appraisals of individual sites. A number of representors question specific site scores on a range of criteria and the potential for mitigation measures. Theses have been reviewed, and a small

number of changes are proposed in response. These do not impact on the overall findings of the appraisal.

- 4.91. Some representors have also submitted amendments to sites, and in some cases entirely new sites. For completeness, these have been subject to assessment, and will be added to Annex 1 of the SAA.

Approach to Proposed Modifications

No Change. Submit proposed modification (PM/CC/2/D, MM/SC/2/A) to the Examination Inspectors.

Update the Joint Sustainability Appraisal, as described above, and submit to the Examination Inspectors. Supplement to the Sustainability Appraisal Addendum - November 2015 (March 2016) (RD/MC/021)

Joint Housing Trajectory

- 4.92. A number of representations relating to the Joint Housing Trajectory were received. The main issues are outlined below:

- Joint trajectory not appropriate in principle or to be introduced at this stage in plan making
- Higher objectively assessed needs than councils have identified means you need more housing supply
- Not consistent with National Planning Policy Framework of Planning Practice Guidance
- Will not boost Housing land Supply

Councils' Assessment

- 4.93. The Councils are firmly of the view that the Memorandum of Understanding is soundly based and consistent with national policy. The two Councils will work together under the duty to co-operate to ensure that the joint trajectory and joint five year supply will work in practice. There has been an increase in the number of dwellings completed in the Greater Cambridge area in the last two years, and individually within the two local authorities, compared to the first two years of the plan period. It would be contrary to the submitted sustainable development strategy to provide a significant number of additional sites in the

villages, which are at the bottom of the development sequence, to enable South Cambridgeshire to demonstrate a five year supply simply due to the way that the major developments on the edge of Cambridge are being delivered on the ground.

Update to the evidence base

4.94. None.

Approach to Proposed Modifications

No Change. Submit proposed modification (PM/CC/2/C, PM/CC/2/F, PM/CC/2/G, PM/CC/2/H, PM/CC/2/J, PM/CC/2/K, PM/CC/2/L, PM/CC/2/M, PM/SC/2/B, PM/SC/2/F, PM/SC/2/R, PM/SC/2/V) to the Examination Inspectors.

Submit proposed modifications PM/SC/2/E and SC/CC/2/I to the Examination Inspectors with the following further change: The proposed modification to the total for Cambridge Urban Area should read 6,828 not 6,282.

Flexibility in the Start Date of Delivery at New Settlements

4.95. A number of representations relating to the proposed modifications which provide flexibility in the start date of delivery at new settlements, at Waterbeach and Bourn Airfield, were received. The main issues are outlined below:

- Removal of restrictions welcomed by promoters of new settlements, and confirm they can start sooner than originally anticipated in the Local Plan
- Over reliance on new settlements to achieve delivery
- Concern over whether infrastructure will be available to support early delivery
- Questions over how many dwellings per year can be achieved, and whether trajectory is realistic
- Potential impacts on delivery of Northstowe, as delivering three new settlements at the same time
- Requirements for Area Action Plans should be removed

Councils' Assessment

- 4.96. As set out in the Council's Housing Land Supply Update 2015 (RD/MC/050, paragraphs 3.12-3.16), the submitted Local Plan allows flexibility in the delivery of all its allocations, except for the two new settlements at Waterbeach and Bourn. Promoters of both sites have indicated a strong desire to deliver their sites more quickly than would be consistent with the policies in the submitted Local Plan. The Council considers it appropriate to delete the delivery limitations for the two new settlements to allow flexibility for the new settlements to come forward earlier.
- 4.97. Infrastructure can be delivered to support the growth (addressed in the infrastructure section of this report). The predicted lead in times and annual completions rates applied in the trajectory are based on experience of delivering Northstowe and Cambourne, and the delivery timetables included in the housing trajectory take a sensible, cautious, and realistic approach.
- 4.98. The Council's preferred approach is to see sites secured through the Local Plan process and then prepare an Area Action Plans (AAP) to inform any subsequent outline applications. However, it is acknowledged that the promoters are preparing a Development Framework Document to support planning applications, and engaging with the Council through this separate process and the appropriate approach can be reviewed in the site specific hearing later in the examination in light of circumstances at that time.

Update to the evidence base

- 4.99. None.

Approach to Proposed Modifications

No Change. Submit proposed modifications (PM/SC/2/Q, PM/SC/2/R, PM/SC/2/S, PM/SC/2/T, PM/SC/2/U, PM/SC/3/H and PM/SC/3/I) to the Examination Inspectors.

Site Allocation – North of Cherry Hinton

- 4.100. A number of representations relating to the proposed modifications to increase the size of the allocation North of Cherry Hinton were received. The

main issues are outlined below:

- The latest transport and infrastructure studies do not support the chosen locations for housing development, including Land North of Cherry Hinton and do not provide any evidence that this scheme will not directly be dependent on the Newmarket to Cambridge transport corridor.
- The primary and secondary schools are needed on the east side of the city to meet the needs of the growing city and inclusion of their requirement within the policy is supported.
- Some supporters of this site suggest it means that GB1 and GB2 no longer need to be removed from the Green Belt.
- There is some questioning of detailed policy wording by the site promoters.
- CPRE argues that the land not to be allocated in this plan is not deliverable and so should be returned to the Green Belt.
- There is concern expressed about the green separation between the development and Teversham.

Councils' Assessment

4.101. This site will make a valuable contribution to housing supply in Cambridge and South Cambridgeshire. At the second stage in the development sequence, it remains a highly suitable and sustainable location for development on the edge of Cambridge. The site is not in the Green Belt and is allocated for development in the Cambridge East Area Action Plan 2008. The site is capable of being developed while the airport remains in operation.

4.102. In terms of transport, the evidence shows that transport impacts can be acceptably mitigated and there will not be an unacceptable impact on Teversham or Newmarket Road (or elsewhere). A detailed Transport Assessment will need to be submitted as part of any planning application.

4.103. GB1 and GB2 are required to provide flexibility to ensure the Cambridge City Council can meet its Objectively Assessed Need. The detailed site wording is necessary to ensure the development can be built acceptably.

4.104. The green separation between the development and Teversham will not be less than that agreed in the Cambridge East Area Action Plan.

Approach to Proposed Modifications

Submit (all) proposed modifications relating to North of Cherry Hinton (Cambridge: PM/CC/3/A, PM/CC/3/B, PM/CC/3/C, PM/CC/3/D, PM/CC/3/E, PM/CC/B/A, PM/CC/Policies Map/A, MM/CC/3/A,, South Cambs: PM/SC/3/A, PM/SC/3/B, PM/SC/3/C, PM/SC/3/D, PM/SC/3/E, PM/SC/3/G and part of PM/SC/2/O) to the Inspectors unchanged.

Site Allocation - Land South of Cambridge Biomedical Campus

4.105. A number of representations relating to the provisional extension to the Cambridge Biomedical Campus were received. The main issues are outlined below:

- The proposed allocation is supported by Cambridge University and other life science stakeholders to allow for the expansion of the CBC which is identified as an international centre of excellence.
- Cambridge PPF and the CPRE do not object to its allocation.
- Natural England, Cambridge PPF and the Wildlife Trust object to the omission of biodiversity and ecology criteria from the policy and advocate development should achieve no net loss of biodiversity and ideally a net gain through masterplanning and mitigation measures.
- Objections to the allocation include a petition with 435 signatories express concern about its impacts on Nine Wells, flood risks, possible impacts on water quality and flow, bridleways, traffic, biodiversity impacts and loss of Green Belt.

Councils' Assessment

4.106. The development of the site would contribute to the success of life science research at the Cambridge Biomedical Campus but objections concern impacts on flood risks and groundwater hydrology, biodiversity, setting of and impact on Nine Wells LNR, Green Belt and transport. This site has come forward late in the plan making process following the publication of a new Inner Green Belt Boundary Study in November 2015, and apart from Green Belt, the evidence base does not yet fully address all the points of concern expressed in representations.

4.107. It is recommended that a decision on this provisional allocation be deferred to allow time for additional evidence to be gathered which will address surface

water flood risk, groundwater hydrology (including flow and quality), biodiversity and scope for mitigation and enhancement and transport impacts. If the Council concludes that the evidence supports the retention of the allocation, a number of wording changes to the policy are likely to be required to address these matters and to address some of the other issues raised in representations including bridleways, footfall impacts, and mitigating the impact of built form on Nine Wells.

Update to the evidence base

4.108. It is recommended that a decision on this provisional allocation be deferred to allow time for additional evidence to be gathered which will form a part of the Local Plan evidence base on completion.

Approach to Proposed Modifications

Defer decision making on the proposed modification PM/SC/8/A (and related modifications PM/SC/2/P, PM/SC/3/F, PM/SC/8/B, and part of PM/SC/2/O, and PM/SC/2/G) and the need for any further modifications to allow time for additional evidence to be gathered. Advise the Inspector that the Councils are working with the landowner to explore the suitability and deliverability of this site further and will advise of the outcome of that work in the summer.

Site Allocation – Land adjacent to Peterhouse Technology Park, Fulbourn Road

4.109. A number of representations relating to reducing the area of the employment allocation South of Fulbourn Road were received. The main issues are outlined below:

- A majority of representations support the revised allocation.
- Objections include that the existing proposed boundary should be retained as it follows existing physical boundaries, another proposes that the site be safeguarded for future development rather than being allocated.

Councils' Assessment

4.110. The Fulbourn Road East site represents a sustainable site on the edge of Cambridge. The Council has allocated this site to retain flexibility for employment development to occur within the plan period. Development can create a clear defensible boundary, and appropriately reflects the findings of the Inner Green Belt Study 2015.

Update to the evidence base

4.111. None.

Approach to Proposed Modifications

Submit proposed modification (PM/SC/8/C, and part of PM/SC/2/O) to the Examination Inspectors.

Parish Council-led housing proposals

Site Allocations at Great and Little Abington

4.112. A number of representations relating to the proposed allocations at Great and Little Abington. The main issues are outlined below:

- Most responses are in support of the proposals which will help meet local housing aspirations including for families, downsizing and affordable housing.
- The proposals have the support of 75% of the local community as expressed in a local consultation.
- Concerns include that that the indicative dwelling numbers are too high or too low, and that the Bancroft Farm site should not encroach onto the meadow to the rear of the site.
- Other sites in villages could benefit from similar development.

Councils' Assessment

4.113. It is right that the Local Plan should seek to facilitate locally lead development proposals under the spirit of localism to meet local housing aspirations. Other village sites cannot demonstrate similar local support. The number of homes on the sites is not fixed by policy H/1 but will be determined by a design led approach. Agree that the Bancroft Farm site should not encroach onto the meadow at the rear which is a Protected Village Amenity Area in adopted plans and is proposed as a Local Green Space in this plan.

Update to the evidence base

4.114. None

Approach to Proposed Modifications

No Change. Submit proposed modification (PM/SC/7/A) to the Examination Inspectors.

Site Allocation at Graveley

4.115. A number of representations relating to the proposed allocation at Graveley.

The main issues are outlined below:

- The proposed allocation has local support.
- There are no in-principle objections to the allocation of this site beyond statements that other Group and Infill villages could also benefit from similar development.

Councils' Assessment

4.116. There are no in-principle objections to the proposed allocation of this site.

Update to the evidence base

4.117. None.

Approach to Proposed Modifications

No Change. Submit proposed modification (PM/SC/7/B) to the Examination Inspectors.

5. Conformity with revisions to National Planning Policy

Issues raised by the Inspectors

- 5.1. Since the submission of the Cambridge and South Cambridgeshire Local Plans, the Government has published a number of Written Ministerial Statements, which may affect the policies contained within the Cambridge and South Cambridgeshire Local Plans.
- 5.2. In their letter of May 2015, the Inspectors examining the Local Plans asked the Councils to consider the Written Ministerial Statements and propose any necessary modifications to the Local Plans to ensure compliance.

Councils' Response

- 5.3 The Councils have undertaken the work identified by the Inspectors and also taken the opportunity to consider a number of other recent changes in national policy and guidance up to November 2015. As a result, an audit of these policies was undertaken by the Councils, which is set out in the document Proposed Modifications arising from the Government's Written Ministerial Statements²¹. Where appropriate, modifications to policies were put forward and appraised as part of the further work on the Sustainability Appraisal and the Viability Update. Modifications were set out in Proposed Modifications arising from the Government's Written Ministerial Statements.
- 5.4. The policies amended by the changes in national planning policy and guidance include those addressing sustainable design and construction, gypsies and travellers, affordable housing and residential space standards. There may also be an impact on policies in both Plans relating to the Government's introduction of accessibility standards through part M of Building Regulations. The Councils considered that further work needs to be undertaken in respect of accessibility. As such, no main modifications were proposed in respect of accessibility standards as part of the Proposed Modifications consultation.

²¹ Proposed Modifications arising from the Government's Written Ministerial Statements, RD/MC/100

- 5.5. The implications of the Written Ministerial Statement amendments were considered in the Sustainability Appraisal Addendum. Some of the previous findings of the Appraisal were revised, notably in Cambridge where removal of policies related to the Code for Sustainable Homes and carbon reduction from new housing mean that the plan will no longer have significant positive effects in relation to climate change, although positive effects are still expected as a result of other policies in the Cambridge Local Plan.
- 5.6. The key modifications arising from this work are summarised below. Please see the full schedules of modifications in Appendices A – D of the Joint Consultation Report December 2015 (RD/MC/010).

Main Modifications Proposed to the Cambridge Local Plan in respect of the Written Ministerial Statements

- 5.8. **Climate Change policies** - Main modifications were proposed in relation to renewable and low carbon energy generation and sustainable design and construction in the context of the Written Ministerial Statements:
- (Main Modification PM/CC/4/A for Policy 27: Carbon reduction, community energy networks, sustainable and design and construction, and water use);
- (Main Modification PM/CC/4/H for Policy 28: Allowable solutions for zero carbon development); and
- (Main Modification PM/CC/4/I for Policy 29: Renewable and low carbon energy generation).
- 5.9. **Housing Policies** - The Council also proposed main modifications to address the Government's policy changes in relation to starter homes and the introduction of the Optional Technical Standard for residential space:
- (Main Modification PM/CC/6/A for Policy 45: Affordable housing and dwelling mix); and
- (Main Modification PM/CC/6/D for Policy 50: Residential space standards).

Main Modifications Proposed to the South Cambridgeshire Local Plan in respect of the Written Ministerial Statements

- 5.10. **Climate Change policies** - Changes were proposed to policies relating to climate change, specifically in relation to water efficiency, renewable energy, the way in which the sustainability credentials of new homes will be judged. This is in the light of amendments to national government policy:

(Main Modification PM/SC/4/B in relation to Policy CC/2: Renewable and low carbon energy generation (criterion 1) ;

(Main Modification PM/SC/4/C in relation to Policy CC/2: Renewable and low carbon energy generation (criterion 1a) ;

(Main Modification PM/SC/4/D in relation to Policy CC/2: Renewable and low carbon energy generation (criterion 2)); and

(Main Modification PM/SC/4/E relating to Policy CC/4: Sustainable Design and Construction).

- 5.11 **Fen Drayton Land Settlement Association site** – Change to explain the policy requirements for new development taking account of the withdrawal of the Code for Sustainable Homes:

(Main Modification PM/SC/7/C relating to Policy H/4 Fen Drayton Former Land Settlement Association Estate).

- 5.12 Changes are proposed to housing policies in the plan to make provision for starter homes and self build to reflect changes in national government policy:

(Main Modification PM/SC/7/F in relation to Policy H/8: Housing Mix, criterion 1).

(Main Modification PM/SC/7/G relating to Policy H/8: Housing Mix, criterion 2).

Cambridge Climate Change Policies

- 5.13. A number of representations relating to proposed modifications relating to renewable and low carbon energy generation, and sustainable design and construction. The main issues are outlined below:
- General support for the proposed modifications related to Written Ministerial Statements;
 - Concern that the proposed levels of water efficiency do not go far enough given the level of water stress facing the city and surrounding area;
 - Concern about impacts of revised wording related to bespoke sustainability assessment frameworks on listed buildings.
 - The wind resource is greater than in much of Northern Europe and as such sites should be allocated.

Councils' Assessment

- 5.14 Regarding the water efficiency requirements, while concerns regarding impact on levels of water stress are recognised, the council are no longer able to set more stringent levels of water efficiency as a result of the Government's Housing Standards Review.
- 5.15 Regarding the impact of the bespoke sustainability assessment frameworks on listed buildings, it was not the intention of the policy to have an impact on the integrity of listed buildings. The concerns of Historic England are noted and the council would support the inclusion of their suggested revised wording.
- 5.16 Wind resource mapping carried out as part of the Decarbonising Cambridge Study shows that the wind resource in Cambridge is not sufficient to make wind turbines technically feasible.

Update to the evidence base

- 5.17 None.

Approach to Proposed Modifications

Submit the following proposed modifications the Examination Inspectors unchanged:

PM/CC/4/B, PM/CC/4/C, PM/CC/4/D, PM/CC/4/E, Pm/CC/4/F, PM/CC/4/G, PM/CC/4/H, PM/CC4/I, PM/CC/4/J.

Amend Modification PM/CC/4/A as follows:

“Where redevelopment/refurbishment of existing buildings is proposed, the development of bespoke assessment methodologies to assess the environmental impact of the proposals for submissions with the planning application will be supported, subject to agreement of the scope of the alternative methodology with the council. Proposals that lead to levels of environmental performance equivalent to or higher than BREEAM will be supported. Where proposals relate to designated heritage assets, care will need to be taken to ensure that any proposals related to environmental performance are considered against the significance of the heritage asset and do not cause unacceptable harm to the assets significance.”

Cambridge Housing Policies

5.18 A number of representations relate to proposed modifications relating to starter homes, and the optional technical standard for residential space. The main issues are outlined below:

- Space standards should be applied to student accommodation;
- Vital that affordable housing is provided in the mix;
- Requirement will not assist the viability of development of brownfield sites.
- No assessment of need made, so case for using the standards has not been made;
- The impact on Starter Homes and the overall viability of development is not clear;

Councils' Assessment

5.19 The Government's national technical standard for residential space standards cannot be applied to student accommodation.

- 5.20 The council will continue to seek affordable housing on smaller sites in line with the policy to meet local need. Where a developer can show through an independently verified viability assessment that such provision would render a development unviable, a reduction in affordable housing provision would be allowed for.
- 5.21 Research on unit sizes in approved developments has been undertaken. The majority of schemes are already meeting/exceeding the proposed standard but there have also been schemes that fail the standard, hence the need for the standard.
- 5.22 The policy has been considered as part of the council's viability work, which shows that the application of the standard will not impact on the viability of development;

Update to the evidence base

- 5.23 None.

Approach to Proposed Modifications

No Change. Submit proposed modifications (PM/CC/5/A, PM/CC/6A, PM/CC/6/B, PM/CC/6/C, PM/CC/5/D) to the Examination Inspectors.

South Cambridgeshire Climate Change Policies

- 5.24 A number of representations relating to proposed modifications relating to water efficiency, renewable energy, and the way sustainability credentials of new homes will be judged at Fen Drayton LSA. The main issues are outlined below:

Sustainable Design and Construction

- Support recognition of withdrawal of the Code for Sustainable Homes and the application of the optional water efficiency standard;
- Should require energy efficiency standards above national minimum and most stringent standards of water efficiency;
- Degree of flexibility should be written into the policy;
- Does not take account of water availability and water stress in the area.

Renewable and Low Carbon Energy Generation

- Would have prevented the construction of the Gamlingay community wind turbine;
- Deferral of allocating areas to Neighbourhood Plans is effectively a moratorium against all wind energy developments;
- Support for amendment relating to protecting high quality agricultural land;
- Do not provide enough protection for high quality agricultural land and do not reflect national principles of local communities being able to influence decisions.

Sustainable Drainage Systems

- Welcome aligning with national policy and amendments to ensure SuDS take account of wildlife assets and contribute to biodiversity enhancements.

Fen Drayton Former Land Settlement Association Estate

- Support removal of the reference to the Code for Sustainable Homes.

Councils' Assessment

- 5.25 With regard to Sustainable Design and Construction, the Council intend to rely on Building Regulations to set the energy efficiency requirements of new dwellings and that it is necessary and justified to require the optional technical standard given the district is in an area of water stress and achievement of this standard can be met at a low additional cost.
- 5.26 The Council has not identified areas suitable for wind energy development in the Local Plan, and given the nature of the district it is not appropriate to identify broad locations in the Local Plan. Wind energy developments will therefore only be permitted where suitable areas have been identified in any Neighbourhood Plans – community wind turbines could still be delivered if a local community identifies a suitable site through a Neighbourhood Plan.
- 5.27 The modifications add an additional criteria to the Renewable Energy and Low Carbon Energy Generation policy relating to the protection of high quality agricultural land and it is not appropriate to require developers to demonstrate local community support for the proposed development.

Update to the evidence base

- 5.28 None.

Approach to Proposed Modifications

No Change. Submit proposed modification (PM/SC/4/A, PM/SC/4/B, PM/SC/4/C, PM/SC/4/D, PM/SC/4/E, PM/SC/4/F, PM/SC/4/G, PM/SC/4/H, PM/SC/4/I, and PM/SC/7/C, PM/SC/7/D, PM/SC/7/E) to the Examination Inspectors.

South Cambridgeshire Housing Policies

5.29 A number of representations relate to proposed modifications relating to starter homes and self build. The main issues are outlined below:

- Support policy –promotes the delivery of starter homes
- Reflects Government expectations regarding self and custom build homes
- Will help delivery of affordable and sustainable housing
- Threshold of 20 dwellings is arbitrary and excessive
- Policy is too vague
- A more flexible approach is needed
- Will not deliver enough self build opportunities
- Does not accord with Government policy
- Will not be practical in high density flatted developments

Other representations addressed related matters including village policies S/7 and S/11, residential space and access standards, private rented housing and provision for lower paid CBC staff.

Councils' Assessment

5.30 Many of the representations concern residential space and access standards which have not been subject to proposed modification. Further evidence is to be commissioned into these matters. Policy is considered to be consistent with known Government policy and the available evidence base and will result in additional self build opportunities. The policy is flexible and does not impose an arbitrary fixed percentage target for self build. Agree that the policy may not be practical for high density flatted developments, further modification proposed. The proposed modifications do not relate to policies S/7, and S/11. Strategic housing developments on the southern fringe of Cambridge will deliver 40% affordable housing close to CBC. Policy H/10 for rural exception sites already allows for market housing to help subsidise the affordable

homes. Further changes may be necessary depending on the Housing and Planning Bill changes and its consequential changes to policy and regulation.

Update to the evidence base

- 5.31 Further evidence is to be commissioned concerning residential space standards for South Cambridgeshire, and with Cambridge concerning access standards. These will support future examination hearings.

Approach to Proposed Modifications

Submit proposed modifications (PM/SC/7/F, PM/SC/7/G, PM/SC/7/H, PM/SC/7/I, PM/SC/10/A, MM/SC/G/A) to the Examination Inspectors with the following changes.

Add at end of c) in PM/SC/7/G:

Exceptionally, no provision will be expected in developments or phases of developments which comprise high density multi-storey flats and apartments.

South Cambridgeshire Other Minor Modifications

- 5.32 A number of other Minor Modifications were proposed update the glossary and supporting text of the plan to reflect changes to government guidance. No comments were received.

Approach to Proposed Modifications

No change. Submit proposed modifications (MM/SC/7/A, MM/SC/7/B, MM/SC/7/C, MM/SC/9/A, MM/SC/G/B) to the Examination Inspectors.

Appendix C:

South Cambridgeshire Local Plan Proposed Modifications (March 2016)

Proposed main modifications to the Submission South Cambridgeshire Local Plan 2014

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
Chapter 2 Spatial Strategy			
PM/SC/2/A	Paragraph 2.11	<p>Amend paragraph 2.11 as follows:</p> <p>The local authorities in the Cambridge Sub Region Housing Market Area have been working together for some time on a range of planning and housing issues and have prepared a joint SHMA, which was updated to inform the new Local Plans being prepared by Councils in the area. The Cambridge Sub Region SHMA 2012 identifies the objectively assessed need for housing in South Cambridgeshire and all other districts in the Cambridge Sub Region housing market area for the period 2011-2031 (Chapter 12). The SHMA considers jobs forecasts as a key part of the analysis of the overall number of homes required to meet the development needs of the area for the period 2011 to 2031. It identifies the objectively assessed need for 22,000 additional jobs and 19,000 new homes in South Cambridgeshire. <u>Additional independent technical evidence was prepared in 2015 to further consider need for new</u></p>	<p>To reflect the updated Local Plan Evidence prepared in 2015 in response to the Inspectors Letter regarding Objectively Assessed Need for Housing, and how it was considered by the Councils.</p>

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<p><u>housing taking account of national guidance published after the plans were prepared. This identified the full Objectively Assessed Need for South Cambridgeshire as 19,337 homes. This has been rounded to 19,500 in the housing target for the plan period.</u></p>	
PM/SC/2/B	Add a new paragraph after paragraph 2.12	<p>Add new paragraph 2.12a to read:</p> <p><u>A Memorandum of Understanding was also agreed between Cambridge City Council and South Cambridgeshire District Council in September 2014, which agrees that the housing trajectories for Cambridge and South Cambridgeshire, as updated each year in the Annual Monitoring Report, will be considered together for the purposes of phasing of housing delivery, including for calculating 5-year housing land supply in development management decisions that concern housing development.</u></p>	<p>Positively prepared and justified. The joint housing trajectory reflects the close functional relationship between the Councils, the joint development strategy and the way that strategy is being built out, in particular that sites on the edge of Cambridge are building out from the built up area in Cambridge and have not yet reached or started building over the administrative boundary is South Cambridgeshire. It is about the phasing of housing delivery, not overall housing provision. Modification relates to the changes required to give effect to the Memorandum of Understanding between Cambridge City Council and South Cambridgeshire District Council: Greater Cambridge Joint Housing Trajectory (September 2014, RD/Strat/350). This modification was attached to the Councils' Matter 1 Hearing Statement.</p> <p>Effective. The Memorandum of Cooperation is made under the Duty to Cooperate as part of the Councils working closely together to ensure delivery of suitable development to meet their objectively assessed needs.</p>

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
			<p>Consistent with national policy. National policy requires Councils to meet their objectively assessed needs and national practice guidance allows for Councils “to deal with any undersupply within the first 5 years of the plan period where possible. Where this cannot be met in the first 5 years, local planning authorities will need to work with neighbouring authorities under the ‘Duty to Cooperate’.</p>
PM/SC/2/C(i)	Add new paragraph to paragraph 2.17, 3rd bullet point	<p>Paragraph 2.17, 3rd bullet point: add new 5th paragraph to read:</p> <p><u>In response to issues raised by the Inspectors during the Local Plan Examination, the Councils commissioned a new independent Inner Green Belt Review in 2015. This also concluded that beyond those locations already identified in the submission Local Plans it is unlikely that any development could be accommodated without substantial harm to Green Belt purposes (in most locations around the edge of the City). Additional work was carried to consider sites on the edge of Cambridge on an equal basis with other sites, through transport modelling and Sustainability Appraisal. Work was also undertaken on an updated Infrastructure Delivery Study and Viability Report with a Development Strategy</u></p>	To reflect the updated Local Plan Evidence prepared in 2015 in response to the Inspectors Letter.

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<p><u>document that drew together the findings of all the additional work. The Development Strategy Update and the Joint Sustainability Appraisal Addendum set out how the issue of Green Belt was considered through the plan making process, meeting the requirements of paragraphs 84 and 85 of the NPPF to consider the sustainability impacts of developing outside the Green Belt compared with removing land from the Green Belt for development. This work confirmed that the approach to the development strategy. Further work was also undertaken to demonstrate that the transport measures necessary to support sustainable new settlements are capable of being delivered. The Greater Cambridge City Deal provided a position statement in March 2016 that confirms the City Deal partners are wholly committed to delivery of the infrastructure programme for the benefit of existing and future residents and businesses through the provision of an enhanced transport network that provides good quality connectivity between homes and jobs, including supporting and securing new development provided for in the Local Plans through the delivery of key infrastructure</u></p>	

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<u>schemes.</u>	
PM/SC/2/D	Add new bullet point to paragraph 2.17, 5th bullet	Paragraph 2.17, 5th bullet: add a new final 5th sub bullet point: <u>The Joint Strategic Transport and Spatial Planning Group (JST&SPG) considered the additional evidence prepared in 2015, and confirmed the approach.</u>	To reflect the updated Local Plan Evidence prepared in 2015 in response to the Inspectors Letter, and how it was considered by the Councils.
PM/SC/2/E(i)	Paragraph 2.21 (table)	Amend the headings and figures in table at paragraph 2.21: <i>Refer to table at the end of this schedule.</i>	To update the housing land supply position, reflecting the latest monitoring information, changes in the anticipated delivery rates on major sites, and modifications proposed elsewhere in this schedule.
PM/SC/2/F	Paragraph 2.22 (table)	Amend the headings and figures in table at paragraph 2.22: <i>Refer to table at the end of this schedule.</i>	To update the housing land supply position, reflecting the latest monitoring information, changes in the anticipated delivery rates on major sites, and modifications proposed elsewhere in this schedule.
PM/SC/2/G	Paragraph 2.32	In light of the results of consultation, the Council deferred a decision whether or not to propose a modification to allocate an extension to Cambridge Biomedical Campus pending further work with the landowner to further explore the suitability and deliverability of this site. NOTE: Includes a PROVISIONAL MODIFICATION to amend paragraph 2.32 as follows and separate out the last sentence into a new paragraph 2.32a:	To reflect the updated Local Plan Evidence prepared in 2015 in response to the Inspectors Letter, and consequential modification to reflect the Main Modifications PM/SC/8/A and PM/SC/8/B.

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<p>2.32 The latest <u>Inner Green Belt work</u> <u>Review 2012</u>, undertaken jointly with Cambridge City Council, examined the Green Belt in detail and found a number of small areas on the edge of Cambridge that are not considered of long term importance to Green Belt purposes. Given the level of need for homes and jobs, it is considered that exceptional circumstances exist to justify their release. These comprise a site between Huntingdon Road and Histon Road as an extension to the housing allocation carried forward from the Local Development Framework (Policy SS/2) and a site on Fulbourn Road as an extension to the Peterhouse Technology Park (Policy E/2). <u>The independent Inner Green Belt Review 2015 for both Councils reached the same conclusions about the importance of land on the edge of Cambridge for Cambridge Green Belt purposes with two differences. It concluded that a smaller area adjacent to the Peterhouse Technology Park could be released from the Cambridge Green Belt. It also identified further opportunity for development on land south of the Cambridge Biomedical Campus</u></p>	

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<p><u>which avoiding significant harm to Green Belt purposes.</u></p> <p>2.32a In addition, land is released from the Green Belt at Sawston, Impington and Comberton (Policy H/1) to meet the overall need for housing and to provide a flexible and responsive package of sites that will best meet identified needs.</p>	
PM/SC/2/H	Policy S/5 Provision of New Jobs and Homes	<p>Amend Policy S/5(b) housing requirement as follows:</p> <p>19,000 19,500 new homes, including affordable housing and 85 Gypsy & Traveller pitches.</p>	<p>Positively prepared and justified. Additional evidence prepared in 2015 considered Objectively Assessed Need, particularly in relation to the latest household projections data and whether market signals and affordable housing indicated the need for any uplift to the national household projections starting point. This identified that the need was slightly higher than 19,000 homes, at 19,377. In response, an increase to the requirement in the Local Plan to a rounded figure of 19,500 homes is proposed.</p> <p>Effective. The Councils are working closely together to ensure delivery of suitable development to meet their full objectively assessed needs.</p> <p>Consistent with national policy. National policy requires Councils to meet their objectively assessed needs.</p>

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
PM/SC/2/I	Paragraph 2.34	<p>Amend Paragraph 2.34 as follows:</p> <p>The Cambridge Sub Region Strategic Housing Market Assessment 2012 (SHMA) identifies the objectively assessed <u>took an integrated approach to the identification of the need for additional jobs and homes in South Cambridgeshire over the plan period. Additional assessment of Objectively Assessed Need was carried out in 2015 to take account of national planning guidance published after the submission of the Local Plan to consider issues around the latest national household projections, market signals and affordable housing.</u></p>	To reflect the updated Local Plan Evidence prepared in 2015 in response to the Inspectors Letter, and consequential modification to reflect the Main Modification PM/SC/2/H.
PM/SC/2/J	Paragraph 2.37	<p>Amend paragraph 2.37:</p> <p>The SHMA, It identifies a need for 19,000 new homes and 22,000 jobs in South Cambridgeshire by 2031. This takes account of natural change in the existing population, including demographic changes such as an ageing population, having regard to the latest information available, including the Census 2011. It also takes account of forecast migration to South Cambridgeshire to support growth in the local economy. Should the economy perform less well than forecast then a revision to the Local Plan for a corresponding</p>	To reflect the updated Local Plan Evidence prepared in 2015 in response to the Inspectors Letter.

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		reduction in the number of new homes may be necessary. The SHMA <u>It provides a balance between jobs and homes across the HMA and confirms that there is no additional outstanding backlog arising from the Local Development Framework.</u>	
PM/SC/2/K	Add new paragraph after paragraph 2.37	Add a new paragraph after paragraph 2.37: <u>The Objectively Assessed Need: Further Evidence published in November 2015 takes account of national guidance published after the submission of the Local Plan, the CLG 2012 national household projections, market signals and affordable need. Compared with the SHMA methodology with its integrated approach to jobs and homes it is slightly higher. It identifies a need for 19,337 new homes in South Cambridgeshire by 2031. The higher of the two figures is taken to represent the full objectively assessed need for South Cambridgeshire and in the interests of positive planning has been rounded to 19,500 for the purposes of the plan requirement.</u>	To reflect the updated Local Plan Evidence prepared in 2015 in response to the Inspectors Letter, and explanation of the change propose by main modification PM/SC/2/H.
PM/SC/2/L	Paragraph 2.39	Amend paragraph 2.39 as follows: Over the plan period, the figure of 49,000 <u>19,500</u>	Modification required to ensure that the supporting text is consistent with the proposed modification PM/SC/2/H.

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<p>new homes implies an average delivery rate of 950 <u>975</u> homes per year. While less than the Core Strategy 2007 annualised average of 1,176 homes, for comparison over the period 2001 to 2011 a total of 7,663 homes were built at an average of 766 homes per year and the Local Plan therefore represents a consistent step change in housing delivery over a lengthy period. <u>The phasing of housing delivery is dealt with in Policy S/12.</u></p>	
PM/SC/2/M	Paragraph 2.40	<p>Update paragraph 2.40 to show the latest housing land supply position:</p> <p>Taking account of all forms of housing supply, comprising: completions in 2011-1542 <u>(the first four years of the plan period)</u> of 696 <u>2,735</u> homes; supply of housing on the major sites <u>existing allocations in adopted plans (including those with planning permission)</u> expected by 2031 of 41,143 <u>8,771</u> homes; and commitments on smaller rural sites with planning permission or allocated for 2,220 homes <u>unallocated sites with planning permission of 1,179 homes; and the Council's forecast windfall allowance of 2,450 homes, in 2012</u> 2015 <u>the Council had a supply of 44,000</u> 15,135 <u>homes towards the 49,000</u> 19,500 <u>home target requirement. This required sufficient new</u></p>	To update the housing land supply position, reflecting the latest monitoring information, changes in the anticipated delivery rates on major sites, and modifications proposed elsewhere in this schedule.

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		land to be identified to deliver a further 5,000 <u>4,365</u> new homes in the district between 2011 and 2031.	
PM/SC/2/N	Policy S/6: The Development Strategy to 2031	<p>Amend part 3 of Policy S/6 as follows:</p> <p>3. The following 3 new strategic scale allocations are proposed for housing-led development with associated employment and supporting services and facilities to meet the majority of the additional development needs to 2031 and beyond:</p> <ul style="list-style-type: none"> d. A new town north of Waterbeach for 8,000 to 9,000 homes, 1,400 of which by 2031; e. A new village based on Bourn Airfield for 3,500 homes 1,700 of which by 2031; f. A major expansion of Cambourne for a fourth linked village of 1,200 homes, all of which by 2031. 	<p>Positively prepared and justified. The site promoters consider that they could start development sooner and deliver higher annual rates of housing completions. Whilst the Council is taking a cautious approach to these matters in its housing trajectory based on available evidence of the time taken to start strategic developments and to provide a greater level of confidence of the delivery of the housing requirement, it would not be positive planning for the Local Plan policy to prevent such development if it proves to be deliverable.</p> <p>Effective. In order to provide a flexible strategy that can respond to any changing circumstances.</p> <p>Consistent with national policy. National policy requires a flexible plan that can respond to changing circumstances.</p> <p>This is also reflected in Main Modifications proposed to policies SS/5 Waterbeach, and SS/6 Bourn Airfield.</p>

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
PM/SC/2/O	Figure 2: Key Diagram for Cambridge and South Cambridgeshire	<p>Amend Figure 2 to:</p> <ul style="list-style-type: none"> • Change the boundary of the proposed housing allocation north of Cherry Hinton (Policy SS/3 1b) in modification PM/SC/3/A. • Add a provisional modification to allocation a new employment site at Cambridge Biomedical Campus (Policy E/1B) in PM/SC/8/A. <i>In light of the results of consultation, the Council deferred a decision whether or not to propose a modification to allocate an extension to Cambridge Biomedical Campus pending further work with the landowner to further explore the suitability and deliverability of this site.</i> • Reduce the site boundary of proposed employment allocation Fulbourn Road East (Policy E/2) in modification PM/SC/8/C. <p><i>Refer to diagram at the end of this schedule.</i></p>	Consequential amendments to reflect modifications PM/SC/3/A, PM/SC/8/A and PM/SC/8/B.
PM/SC/2/P	Paragraph 2.44	<i>In light of the results of consultation, the Council deferred a decision whether or not to propose a modification to allocate an extension to Cambridge Biomedical Campus pending further work with the landowner to further explore the suitability and deliverability of this site.</i>	Modification required to ensure that the supporting text is consistent with proposed modification PM/SC/8/A if new Policy E/1B is included.

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<p>NOTE: Includes a PROVISIONAL MODIFICATION to amend paragraph 2.44 to refer to the Cambridge Biomedical Campus site.</p> <p>Cambridge City Council and South Cambridgeshire District Council jointly reached the view on the extent of change on the edge of Cambridge where only revisions to the inner Green Belt boundary are proposed in the Local Plans including a change to the boundary of the site between Huntingdon Road and Histon Road in South Cambridgeshire for housing that would not increase the overall number of homes currently planned but instead provide more room to ensure a high quality development (see Chapter 3 Strategic Sites, Policy SS/2), and an <u>employment allocations for the expansion of Cambridge Biomedical Campus, and south of Fulbourn Road as an extension to Peterhouse Technology Park</u> (see Chapter 8 Promoting a Strong and Competitive Economy, Policy Policies <u>E/1B and E/2</u>).</p>	
PM/SC/2/Q	Paragraph 2.45	<p>Amend paragraph 2.45 as follows:</p> <p>Two new settlements – a new town north of Waterbeach and a new village at Bourn Airfield - and a major village expansion at Cambourne will</p>	Modification required to ensure that the supporting text is consistent with the proposed modifications to Policy S/6.

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<p>provide the majority of the additional housing required by 2031. The preference to allocate all three strategic sites was influenced by the long lead in times for new settlements which will therefore come forward later in the plan period and continue developing beyond 2031. Without including a major expansion of Cambourne, a significant amount of development would be required at villages and would result in the sort of dispersed development strategy confirmed as being unsustainable. The timing of development at Bourn Airfield new village has regard to the longer lead in times for the development of new settlements and so that the remainder of Cambourne is well progressed before any development starts at Bourn Airfield. This will also help provide additional flexibility and ensure a continuous supply of house building land. The new strategic sites will provide 4,370 homes in the plan period. Waterbeach not starting until towards the end of the plan period has the benefit of ensuring that delivery at Northstowe will be well established before another new town development begins, with about half the town having been built by the time Waterbeach starts delivering.</p>	

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
PM/SC/2/R	Policy S/12: Phasing, Delivery and Monitoring	<p>Amend the first paragraph of Policy S/12 to read:</p> <p>The Local Plan aims to achieve a continuous high level of housing production throughout the plan period to support predicted and actual jobs growth. <u>The housing trajectories for Cambridge and South Cambridgeshire, as updated each year in the Annual Monitoring Report, will be considered together for the purposes of phasing of housing delivery, including for calculating 5-year housing land supply in development management decisions that concern housing development.</u> Housing sites are not <u>deliberately</u> phased.</p> <p>a. New town at Waterbeach Barracks – to start delivering housing in 2026, unless otherwise determined through a review of the Local Plan;</p> <p>b. New village at Bourn Airfield – to not start delivering housing before 2022, unless an undersupply of housing earlier in the plan period is demonstrated such that it needs to come forward earlier, including to provide an adequate 5 year housing land supply.</p>	<p>Positively prepared and justified. Modification (in part) relates to the changes required to reflect the Memorandum of Understanding between Cambridge City Council and South Cambridgeshire District Council: Greater Cambridge Joint Housing Trajectory (September 2014, RD/Strat/350). This modification was attached to the Councils’ Matter 1 Hearing Statement.</p> <p>Effective</p> <p>Cambridge City Council is demonstrably delivering housing within the urban areas and urban fringe sites in the early and middle parts of the plan period. South Cambridgeshire District Council is committed to delivery of housing in the urban fringe sites and at new settlements, with an emphasis on the middle and latter parts of the plan period, but with an element of village housing allocations to provide some early delivery. This is a logical and appropriate way of delivering sites that meet the combined housing need across the Greater Cambridge footprint area.</p> <p>The site promoters of Waterbeach and Bourn Airfield new settlements consider that they could start development sooner than set out in Policy S/12. Whilst the Council is taking a cautious approach to start times in its housing trajectory based on available evidence of the time taken to start strategic developments, it would</p>

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
			<p>not be positive planning for the Local Plan policy to prevent such development if it proves to be deliverable.</p> <p>Consistent with National Policy The Memorandum of Understanding agreement is a duty to co-operate statement under paragraph 035 of the NPPG.</p>
PM/SC/2/S	Paragraph 2.60	<p>Amend paragraph 2.60 as follows:</p> <p>An important aspect of the Local Plan is to ensure that there will be a continuous supply of suitable, available and deliverable housing land to meet housing needs over the whole of the plan period. The allocations in the Plan have been made with the aim of ensuring a flexible and continuous supply of housing. To this end, the Council does not propose to phase the timing of housing development. except in two important cases:</p> <p>1. New town at Waterbeach Barracks — It is not expected that the new town will be able to deliver housing until towards the end of the plan period. This takes account of considerable experience in delivering new settlements in the district (Bar Hill, Cambourne and Northstowe). The Plan therefore takes a realistic view of delivery of a new town which is partly about the</p>	Modification required to ensure that the supporting text is consistent with the proposed modification PM/SC/2/R.

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		<p>development needs in the plan period to 2031 but allocation is also about development needs in the period beyond and the recognition that given the long lead in time that, like Northstowe, if a new town is to form part of the long term development strategy, a decision to allocate needs to be made in this Local Plan. In reaching this view, the Council has allocated significant major sites elsewhere to provide for needs in the most sustainable way. Therefore to ensure a continuous supply of house building land, it would not be appropriate for Waterbeach to come forward significantly earlier than envisaged in the housing trajectory and more significantly, to avoid competition with delivery at Northstowe and Bourn Airfield with negative impacts on those other developments. Therefore, Waterbeach is phased to start delivering housing in 2026 and any earlier provision can only take place through a review of the Local Plan.</p> <p>2. ——— New village at Bourn Airfield — Given the expected level of delivery at Waterbeach new town, the new village at Bourn Airfield is also required to deliver housing in the plan period to ensure a sustainable pattern of development and not require significant levels of housing in a</p>	

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		<p>distributed pattern across existing villages. However, to provide flexibility and not to rely solely on major developments given their lead in times and greater vulnerability to slow down in adverse economic conditions, based on recent experience, the Council sees a need to allocate some development in existing villages. The start of development at Bourn Airfield should not start delivering housing until 2022 as part of a flexible package of sites and to ensure a continuous supply of house building land. However, if there were delay in delivery in other major sites, the Plan allows for Bourn Airfield to come forward earlier.</p>	
PM/SC/2/T	Paragraph 2.61	<p>Amend paragraph 2.61 to read:</p> <p>The South Cambridgeshire Housing Trajectory set out in Figure 3 <u>included and updated each year in the Annual Monitoring Report</u> illustrates the expected rate and phasing of delivery of new homes. It demonstrates how the objectively assessed need for an additional 19,000 <u>19,500</u> homes between 2011 and 2031 could be achieved. This represents an average of 950 <u>975</u> homes a year but the delivery of homes will vary over the plan period responding to individual site circumstances and changes in the national</p>	<p>Modification relates to the changes required to reflect the Memorandum of Understanding between Cambridge City Council and South Cambridgeshire District Council: Greater Cambridge Joint Housing Trajectory (September 2014, RD/Strat/350). This modification was attached to the Councils' Matter 1 Hearing Statement.</p> <p>Also modification to ensure that the supporting text is consistent with the proposed modification PM/SC/2/H.</p>

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<p>economy. <u>As outlined in paragraph 2.12a, the Councils have agreed that the housing trajectories for both areas be considered together for the purposes of housing delivery, including calculation of 5-year housing land supply in development management decisions that concern housing development. This is consistent with the development sequence and spatial development strategy for Cambridge and South Cambridgeshire, and the phasing of housing delivery reflecting that strategy. As such, sites at the top of the development sequence in and on the edge of the urban area of Cambridge will deliver in the early and middle part of the plan period. Delivery in South Cambridgeshire will be greater in the middle and latter parts of the plan period, in particular as the fringe sites build out from the edge of Cambridge and move across the administrative boundary into South Cambridgeshire and as the new settlements come forward. There will also be some housing in larger villages early in the plan period. All dwelling figures in the trajectory are net additional dwellings (i.e. completed dwellings minus losses of dwellings). The trajectory relies trajectories rely on information about sites which have the potential to deliver dwellings over the next 15</u></p>	

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		years and beyond, taken from the Strategic Housing Land Availability Assessment and work on Local Plan allocation sites.	
PM/SC/2/U	Paragraph 2.66	Amend paragraph 2.66 as follows: The Council has included a good degree of flexibility in the Local Plan capable of responding to rapid change, with a number of sites that could be brought forward in the plan period if needed, including the new village at Bourn Airfield, and also has significant supply through windfalls to help make up any shortfall if that were to occur at any point during the plan period.	Consequential modification to reflect proposed Main Modifications to Policies S/6 and S/12.
PM/SC/2/V	Figure 3: Housing Trajectory	Delete Figure 3: Housing Trajectory <i>Refer to diagram at the end of this schedule.</i>	To reflect the Modification proposed to Policy S/12 (PM/SC/2/R). The trajectory in the Submitted Plan is now out of date. It is proposed to not include a replacement, but instead utilise the updated trajectories which are published annually in the Councils' Annual Monitoring Reports.
Chapter 3 Strategic Sites			
PM/SC/3/A	Policy SS/3: Cambridge East	Amend Policy SS/3 as follows: 1 Land at Cambridge East, including Cambridge Airport, shown on the Policies Map, is safeguarded for longer term development beyond 2031. Development	Positively prepared and justified. It would not be positive, reasonable or appropriate for the Local Plans to convert an existing allocation to safeguarded land if it can reasonably be brought forward for development to help meet objectively assessed development requirements whilst the airport remains in operation.

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<p>on safeguarded land will only occur once flying activities cease and following a review of the Cambridge East Area Action Plan (AAP). Land north of Newmarket Road and land north of Cherry Hinton (to be developed in conjunction with adjoining land in Cambridge), are allocated for residential development within the plan period. Proposals for residential development on these sites, as shown on the Policies Map, will only be supported if:</p> <ul style="list-style-type: none"> a. It can be shown that any environmental and health impacts (including noise) from the airport can be acceptably mitigated for residents; and b. Due consideration has been given to safeguarding the appropriate future development of the wider site. c. There would not be a safety risk from the continued authorised use of Cambridge Airport. <p>2 It is anticipated that land north of Newmarket Road will deliver approximately 1,200 dwellings. Land</p>	<p>The boundary of the land that could be developed north of Cherry Hinton is more extensive than is currently allocated for development in the Local Plans. A significant shortfall in school capacity across the City is currently forecast from 2018, which coupled with proposed development north of Newmarket Road and north of Cherry Hinton will require the early provision of the secondary school.</p> <p>Effective. The landowners both agree that additional land north of Cherry Hinton is deliverable over the plan period. The Councils are working closely together to ensure delivery of the maximum area of land appropriate with the Airport remaining operational, consistent with the objectives of the AAP and the submitted Local Plans.</p> <p>Consistent with national policy. The land is highly sustainable being on the edge of Cambridge and not in the Green Belt, having been released from the Green Belt in the current adopted plans for development.</p>

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<p>north of Cherry Hinton will deliver approximately 110 dwellings in South Cambridgeshire.</p> <p>3 This policy replaces Policies CE/3 and CE/35 of the Cambridge East AAP. All other policies in the Cambridge East AAP are retained.</p> <p>1. <u>Land at Cambridge East is allocated for development as shown on the Policies Map:</u></p> <p>a. <u>Land north of Newmarket Road will deliver approximately 1,300 dwellings during the plan period.</u></p> <p>b. <u>Land north of Cherry Hinton will deliver approximately 420 dwellings during the plan period (it adjoins land allocated in Policy 12 of the Cambridge Local Plan for 780 dwellings).</u></p> <p>2. <u>Proposals for residential development on sites a), and b) as shown on the Policies Map, will only be supported if:</u></p> <p>c. <u>acceptable mitigation of environmental and health impacts</u></p>	

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		<p><u>(including noise) from the airport can be provided; and</u></p> <p>d. <u>a masterplan is submitted for the development of site SS/3 1b) and adjoining land in Cambridge (site R47)which safeguards the appropriate future development of the wider safeguarded land; and</u></p> <p>e. <u>the continued authorised use of Cambridge Airport does not pose a safety risk.</u></p> <p>3. <u>Residential development on site SS/3 1b) as shown on the Policies Map, together with adjoining land in Cambridge (site R47), will make provision for a primary and secondary school, a local centre with community hub, open space and a spine road connecting Coldham’s Lane with Cherry Hinton Road.</u></p> <p>4. <u>The rest of the Cambridge East site is safeguarded for longer term development beyond 2031. Development on safeguarded land will only occur once the site becomes available and following a review of both this Plan and the</u></p>	

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<p><u>Cambridge East Area Action Plan.</u></p> <p><u>5. This policy replaces Policies CE/3 and CE/35 of the Cambridge East AAP. All other policies in the Cambridge East AAP are retained.</u></p> <p>NOTE: There is a consequential amendment to the Policies Map to reflect the revision to the proposed housing allocation – refer to map at the end of this schedule.</p>	
PM/SC/3/B	Paragraph 3.25	<p>Amend paragraph 3.25 as follows:</p> <p>In reviewing the future options for this large site, Cambridge City Council and South District Council have concluded that it is appropriate that this the site allocated in the AAP remain out of the Green Belt and be safeguarded as a strategic reserve of land to be developed at a later date. The corridor of Green Belt running from Coldham’s Common to Teversham will remain as Green Belt. Policies in the existing Cambridge East AAP will remain other than Policies CE/3 and CE/35.</p>	Modification required to ensure that the supporting text is consistent with the proposed modifications to Policy SS/3.
PM/SC/3/C	Paragraph 3.26	<p>Delete paragraph 3.26:</p> <p>This policy replaces both policies CE/3 and</p>	Modification required to ensure that the supporting text is consistent with the proposed modifications to Policy SS/3.

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		<p>GE/35. This policy safeguards the main airport site for longer term development needs beyond 2031. Were circumstances to change, a review of this policy and the Cambridge East AAP could examine the consequences of the change.</p>	
PM/SC/3/D	Paragraph 3.27	<p>Amend paragraph 3.27 as follows:</p> <p>There is potential for residential development for a number of parcels of land <u>There is an opportunity during the plan period to deliver residential development on parts of Cambridge East</u> while the airport remains on the site. <u>A number of specific sites are allocated in Policy SS/3 (1) and Policy 12 (1) of the Cambridge Local Plan (see Figure 7).</u> These were identified in the AAP as capable of coming forward ahead of the Airport site, and potentially without it. Careful consideration of how the on-going airport activities will interact with any new residential use will be needed at <u>the planning application stage</u> to ensure that the new homes have a high level of amenity, and that the continued authorised use of the airport would not be compromised. Any development that comes forward in advance of the wider site will have to be carefully planned and demonstrate that it is capable of working both with and without the wider development, so as not</p>	Modification required to ensure that the supporting text is consistent with the proposed modifications to Policy SS/3.

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		to prejudice the potential delivery of development on the safeguarded land at some point in the future if it becomes available. This policy makes it clear that these areas are not part of the wider safeguarded site and are allocated to come forward for development before 2031. <u>A masterplan for site SS/3 (1b) and adjoining land in Cambridge will be required in order to ensure a comprehensive and coordinated approach to bringing these sites forward for development.</u>	
PM/SC/3/E	Add new paragraphs after paragraph 3.27	Add new paragraphs 3.27a and 3.27b to read: <u>3.27a Cambridge City Council and South Cambridgeshire District Council accept that there is an existing need for a new secondary school to serve the eastern part of Cambridge, in response to demographic pressures. A significant shortfall in school capacity across the City is currently forecast from 2018, which coupled with proposed development north of Newmarket Road and north of Cherry Hinton will require the early provision of the secondary school. Residential development on land north of Cherry Hinton should not come forward before there is an agreed approach to the</u>	Consequential modification resulting from proposed Main Modification to Policy SS/3, and to provide the justification for requirement to make provision for new schools within the policy area.

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		<p><u>delivery of sufficient school capacity in the area, including land for the provision of a secondary school being made available. As an exception to policy CE/6 of the Cambridge East AAP, the secondary school need not be included in the local centre. In common with practice elsewhere around Cambridge, and in line with national policy on Green Belt, it will be acceptable for school playing fields to be located in the retained Green Belt.</u></p> <p><u>3.27b This policy safeguards the main airport site for longer-term development needs beyond 2031. Were circumstances to change, a review of this plan and the Cambridge East AAP could examine the consequences of the change. Policies in the existing Cambridge East AAP will remain other than Policies CE/3 and CE/35.</u></p>	
PM/SC/3/F	Figure 6: Illustration of Major Development Areas at Cambridge	In light of the results of consultation, the Council deferred a decision whether or not to propose a modification to allocate an extension to Cambridge Biomedical Campus pending further work with the landowner to further explore the suitability and deliverability of this site.	Consequential amendment to reflect modification PM/SC/8/A

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	Biomedical Campus and Southern Fringe	NOTE: PROVISIONAL MODIFICATION to amend Figure 6 to include new employment allocation in modification PM/SC/8/A. <i>Refer to diagram at the end of this schedule.</i>	
PM/SC/3/G	Figure 7: Illustration of Major Development Area and Safeguarded Land at Cambridge East	Amend Figure 7 to show a revision to the boundary of the allocation north of Cherry Hinton (Policy SS/3 1b) in modification PM/SC/3/A <i>Refer to diagram at the end of this schedule.</i>	Consequential amendment to reflect modification PM/SC/3/A
PM/SC/3/H	Policy SS/5: Waterbeach New Town	Delete section 5 of Policy SS/5: 5. No more than 1,400 dwellings will be completed by 2031, except as may be agreed by the Local Planning Authority to be necessary to maintain a 5 year supply of deliverable housing sites.	Positively prepared and justified. The site promoters consider that they could start development sooner and deliver higher annual rates of housing completions. Whilst the Council is taking a cautious approach to these matters in its housing trajectory based on available evidence of the time taken to start strategic developments and to provide a greater level of confidence of the delivery of the housing requirement, it would not be positive planning for the Local Plan policy to prevent such development if it proves to be deliverable. Effective. In order to provide a flexible strategy that can respond

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			<p>to any changing circumstances.</p> <p>Consistent with national policy. National policy requires a flexible plan that can respond to changing circumstances.</p>
PM/SC/3/I	Policy SS/6: New Village at Bourn Airfield	<p>Delete section 4 of Policy SS/6:</p> <p>4. Development will be phased so that the first housing completions will be in 2022, with no more than 1,700 dwellings being completed by 2031, except as may be agreed by the Local Planning Authority to be necessary to maintain a 5 year supply of deliverable housing sites.</p>	<p>Positively prepared and justified. The site promoters consider that they could start development sooner and deliver higher annual rates of housing completions. Whilst the Council is taking a cautious approach to these matters in its housing trajectory based on available evidence of the time taken to start strategic developments and to provide a greater level of confidence of the delivery of the housing requirement, it would not be positive planning for the Local Plan policy to prevent such development if it proves to be deliverable.</p> <p>Effective. In order to provide a flexible strategy that can respond to any changing circumstances.</p> <p>Consistent with national policy. National policy requires a flexible plan that can respond to changing circumstances.</p>

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Chapter 4 Climate Change			
PM/SC/4/A	Paragraph 4.12	<p>Delete paragraph 4.12 and accompanying footnote:</p> <p>The Government's zero carbon policy that is due to be introduced for new dwellings in 2016 and for new non-residential buildings in 2019 is likely to require new developments to achieve zero carbon for regulated emissions⁴ using a combination of on-site solutions and off-site 'allowable solutions'. Where 'allowable solutions' are needed for a proposal to achieve zero carbon (as set out in Building Regulations), and if a Cambridgeshire Community Energy Fund exists, the Council's preference is that developers contribute to this fund to ensure that the benefits are retained locally.</p> <p>⁴ 'Regulated' emissions are typically those relating to space and water heating, cooling, ventilation and lighting, which are all controlled by Building Regulations. 'Unregulated' emissions are typically those relating to appliances and processes that are specific to the occupier, and these can often account for over half of the total emissions of the building.</p>	<p>Consistent with national policy. HM Treasury, Fixing the foundations – Creating a more prosperous nation (July 2015) This sets out that the government does not intend to proceed with the zero carbon Allowable Solutions carbon offsetting scheme, or the proposed 2016 increase in on-site energy efficiency standards, but will keep energy efficiency standards under review, recognising that existing measures to increase energy efficiency of new buildings should be allowed time to become established.</p> <p>The proposed modifications reflect the Government's latest statement on 'allowable solutions'. Main modification to ensure consistency with national policy.</p>

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PM/SC/4/B	Policy CC/2: Renewable and low carbon energy generation	<p>Amend wording of criteria 1 of Policy CC/2 as follows:</p> <p>Planning permission for proposals to generate energy from renewable and low carbon sources, <u>with the exception of proposals for wind turbines,</u> will be permitted provided that:</p>	<p>Consistent with national policy. 18 June 2015 – Written Ministerial Statement made by the Secretary of State for Communities and Local Government (Greg Clark) – Local planning (HCWS42) – this Written Statement sets out new considerations to be applied to proposed wind energy development:</p> <p><i>‘When determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:</i></p> <ul style="list-style-type: none"> • <i>the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and</i> • <i>following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.</i> <p><i>In applying these new considerations, suitable areas for wind energy development will need to have been allocated clearly in a Local or Neighbourhood Plan.’</i></p> <p>The proposed modifications clarify that criteria 1 does not apply to wind energy developments, and therefore the policy is consistent with the guidance included in the Written Statement.</p>

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			Main modification required to ensure that the plan is consistent with changes to national planning policy.
PM/SC/4/C	Policy CC/2: Renewable and low carbon energy generation	<p>Amend wording of criteria 1a of Policy CC/2 as follows:</p> <p>a. The development, either individually or cumulatively with other developments, does not have unacceptable adverse impacts on heritage assets (including their settings), natural assets, <u>high quality agricultural land</u>, the landscape, or the amenity of nearby residents (visual impact, noise, shadow flicker, odour, fumes, traffic);</p>	<p>Consistent with national policy. 25 March 2015 – Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles) This WMS covers a number of topics related to local plan policies including solar energy. It states:</p> <p><i>‘The National Planning Policy Framework includes strong protections for the natural and historic environment and is quite clear that local councils when considering development proposals should take into account the economic and other benefits of the best and most versatile agricultural land. Yet, some local communities have genuine concerns that when it comes to solar farms insufficient weight has been given to these protections and the benefits of high quality agricultural land....’</i></p> <p>The proposed modifications will ensure that consideration is given to the impact of the proposed development on agricultural land.</p> <p>Main modification required to ensure that the plan is consistent with changes to national planning policy.</p>

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PM/SC/4/D	Policy CC/2: Renewable and low carbon energy generation	<p>Revise wording of criteria 2 of the policy as follows:</p> <p>For proposals of 2 or more wind turbines, a minimum distance of 2 km between a dwelling and a wind turbine is set to protect residents from disturbance and visual impact. If the applicant can prove that this is not the case, a shorter distance would be considered.</p> <p><u>Planning permission for wind energy development involving one or more wind turbines will only be permitted provided that:</u></p> <p>e. <u>the development site is in an area identified as suitable for wind energy development in a Neighbourhood Plan; and</u></p> <p>f. <u>following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.</u></p>	<p>Consistent with national policy.</p> <p>18 June 2015 – Written Ministerial Statement made by the Secretary of State for Communities and Local Government (Greg Clark) – Local planning (HCWS42) – this Written Statement sets out new considerations to be applied to proposed wind energy development: ‘When determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:</p> <ul style="list-style-type: none"> • the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and • following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing. <p><i>In applying these new considerations, suitable areas for wind energy development will need to have been allocated clearly in a Local or Neighbourhood Plan.’</i></p> <p>The proposed modification replaces the requirement for a minimum separation distance between a dwelling and a wind turbine, included as there was support from Members, Parish Councils and local residents for this criteria, with the guidance set out in the Written</p>

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			<p>Statement.</p> <p>The Council has not identified areas as suitable for wind energy development in the Local Plan; however areas could be identified in Neighbourhood Plans made during the plan period.</p> <p>Main modification required to ensure that the plan is consistent with changes to national planning policy.</p>
PM/SC/4/E	Policy CC/4 Sustainable Design and Construction	<p>Revise wording of section 1 of Policy CC/4 as follows:</p> <p>All new residential developments must achieve as a minimum the equivalent of Code for Sustainable Homes Level 4 for water efficiency (105 litres per person per day) <u>water efficiency equivalent to 110 litres per person per day.</u></p>	<p>Consistent with national policy.</p> <p>25 March 2015 – Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles) This Written Ministerial Statement withdraws the Code for Sustainable Homes aside from legacy cases and sets out a new approach for the setting of technical standards for new housing, including for water efficiency. It states under the sections on Housing standards: streamlining the system and Plan making that:</p> <p><i>‘New homes need to be high quality, accessible and sustainable. To achieve this, the government has created a new approach for the setting of technical standards for new housing. ... The new system will comprise new additional optional Building Regulations on water and access. ... From the date the Deregulation Bill 2015 is given Royal Assent, local</i></p>

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			<p><i>planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the Code for Sustainable Homes to be achieved by new development; the government has now withdrawn the code, aside from the management of legacy cases. ... The optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered.'</i></p> <p>The proposed modifications take account of the withdrawal of the Code for Sustainable Homes and the introduction of optional Building Regulations standards by removing details related to the Code for Sustainable Homes, and amending the policy to refer to the optional new national technical standard for water efficiency.</p> <p>The Cambridge Water Company is in an area of water stress as designated by the Environment Agency. Cambridge Water Company's Resources Management Plan shows that beyond 2035, without additional resources or greater efficiency, the need for water to</p>

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			<p>serve development will be greater than currently available supply. The policy reflects these local circumstances by requiring higher water efficiency standards than the national Building Regulations. The efficiency measures required can be delivered at relatively low additional cost.</p> <p>Main modification required to ensure that the plan is consistent with changes to national planning policy.</p>
PM/SC/4/F	Paragraph 4.19	<p>Update paragraph 4.19 to read as follows:</p> <p>The Council is relying on the planned changes to Building Regulations anticipated to come into force in 2013 2014 and 2016, which will progressively improve to set the energy efficiency requirements of new homes. <u>Previously it had been the Government's intention that all new dwellings would be required to be zero carbon from 2016; however in the publication of Fixing the Foundations – Creating a More Prosperous Nation (published in July 2015), the Government made it clear that it does not intend to proceed with this. These changes will mean that the Building Regulations requirements for energy efficiency in 2013 2014 will correspond roughly with the carbon reduction requirements of the Code for Sustainable Homes (CfSH) Level 4 and</u></p>	<p>Consistent with national policy.</p> <p>25 March 2015 – Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles) This Written Ministerial Statement withdraws the Code for Sustainable Homes aside from legacy cases and sets out a new approach for the setting of technical standards for new housing, including for water efficiency. It states under the sections on Housing standards: streamlining the system and Plan making that:</p> <p><i>'New homes need to be high quality, accessible and sustainable. To achieve this, the government has created a new approach for the setting of technical standards for new housing. ... The new system will comprise new additional optional Building Regulations on water and access. ... From the date the Deregulation Bill 2015 is given Royal Assent, local planning authorities and qualifying bodies preparing</i></p>

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		<p>in 2016 with Level 5. There are no planned changes at the national level to improve water efficiency requirements. <u>The Government has created a new approach for the setting of technical standards for new housing, including relating to water efficiency. The web based planning practice guidance (PPG) states that local planning authorities have the option to set additional technical requirements exceeding the minimum standards required by Building Regulations in respect of water efficiency where there is a clear local need.</u></p>	<p><i>neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the Code for Sustainable Homes to be achieved by new development; the government has now withdrawn the code, aside from the management of legacy cases. ... The optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered. ... For the specific issue of energy performance, local planning authorities will continue to be able to set and apply policies in their Local Plans which require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015.'</i></p> <p><u>HM Treasury, Fixing the foundations – Creating a more prosperous nation (July 2015)</u> This states that the government does not intend to proceed with the proposed 2016 increase in on-site energy efficiency standards, but will keep energy efficiency standards under review.</p>

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			<p>The proposed modifications clarify that the Council intend to rely on Building Regulations to set energy efficiency requirements for new homes, but that the PPG allows local authorities to apply an optional technical standard for water efficiency that is higher than Building Regulations where there is a clear local need.</p> <p>Note: this modification also includes revision to the text proposed in modification number MC/4/05, submitted with the Submission Local Plan.</p> <p>Main modification to ensure consistency with modified policy wording.</p>
PM/SC/4/G	Policy CC/8: Sustainable Drainage Systems	<p>Update criterion a of Policy CC/8 as follows:</p> <p>Surface water drainage schemes comply with the forthcoming National SuDS Standards, Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems, the Cambridgeshire SuDS Design and Adoption Manual and the Cambridgeshire SuDS Handbook and the Cambridgeshire Flood and Water Supplementary Planning Document or successor documents;</p>	<p>Consistent with national policy.</p> <p>18 December 2014 – Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles) – Sustainable Drainage Systems – covers the new planning regime for the use of sustainable drainage systems in new development.</p> <p>Link to non-technical standards for design, maintenance and operation of SuDS: https://www.gov.uk/government/publications/sustainable-drainage-systems-non-statutory-technical-standards</p>

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			Main modification required to ensure that the plan is consistent with changes to national planning policy.
PM/SC/4/H	Paragraph 4.32	<p>Update paragraph 4.32 to read as follows:</p> <p><u>The Government is committed to protecting people and property from flood risk and expects that SuDS will be provided in new developments wherever this is appropriate. As a result of the Flood and Water Management Act 2010, Sustainable Drainage Systems (SuDS) will soon be required for all developments.</u> However, there is still a risk that SuDS are seen as later additions to development, and do not fully realise their potential multifunctional benefits. They should be considered from the beginning of the design and masterplanning process- <u>taking account of all opportunities and constraints, including heritage and wildlife assets.</u></p>	<p>Consistent with national policy. 18 December 2014 – Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles) – Sustainable Drainage Systems – covers the new planning regime for the use of sustainable drainage systems in new development.</p> <p>Note: this modification also includes revision to the text proposed in modification number MC/4/08, submitted with the Submission Local Plan.</p> <p>Main modification required to ensure that the plan is consistent with changes to national planning policy</p>
PM/SC/4/I	Paragraph 4.33	<p>Revise wording of paragraph 4.33 as follows:</p> <p>In some areas of the district infiltration SuDS will not be practicable due to ground conditions, but there are a wide range of measures that can be implemented to find suitable solutions for all sites. <u>Detailed guidance on developing proposals that include the use of SuDS that effectively manage water, are aesthetically pleasing, conserve,</u></p>	<p>Consistent with national policy. 18 December 2014 – Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles) – Sustainable Drainage Systems – covers the new planning regime for the use of sustainable drainage systems in new development.</p> <p>Main modification required to ensure that the plan is consistent with changes to national planning policy.</p>

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		<p><u>accommodate and enhance biodiversity, and provide amenity for local residents is provided in the Cambridgeshire Flood and Water Supplementary Planning Document.</u></p>	
Chapter 7 Delivering High Quality Homes			
PM/SC/7/A	Policy H/1: Allocations for Residential Development at Villages	<p>Include a new section to Policy H/1 below the existing policy text with a new sub-heading, together with additional supporting text as follows:</p> <p><u>Parish Council led Allocations for Residential Development in Villages</u></p> <p><u>H/1:i Land at Linton Road, Great Abington</u></p> <p><u>Area (ha.) and indicative dwelling capacity:</u></p> <p><u>4.11 ha. 35 dwellings</u></p> <p><u>Development requirements:</u></p> <ul style="list-style-type: none"> • <u>Retention of the allotments.</u> • <u>Retention of boundary trees and hedges except as required to provide for access.</u> • <u>Creation of a community orchard on the south of the site to provide a soft green edge.</u> 	<p>These sites were agreed for inclusion in the submission Local Plan at the 11th February 2014 meeting of the Planning Policy and Localism Portfolio Holder, and by Council on 13th March 2014.</p> <p>The Parish Councils of Great and Little Abington, have promoted a number of small scale housing developments through the South Cambridgeshire Local Plan process to meet identified local housing needs, as an alternative to taking forward a Neighbourhood Plan. Local people were consulted by leaflet about whether the sites should be developed and there is clear evidence of local support. These Parish Council-led sites were brought forward just before the submission of the Local Plan for examination and have already been identified as Main Modifications, but have not yet been generally consulted upon. They provide part of the Council's housing supply, respond to the localism agenda, provide additional rural housing as supported by the DEFRA 'Towards a one nation economy: A 10-point plan for boosting productivity in rural area'</p>

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<ul style="list-style-type: none"> • <u>This is a Parish Council led proposal which has been included in the Local Plan because it has demonstrated local support. Developments should seek to fulfil the aspirations of the Parish Council for the site.</u> <p><u>H/1:j Land at High Street / Pampisford Road, Great Abington</u></p> <p><u>Area (ha.) and indicative dwelling capacity:</u></p> <p><u>0.55 ha. 12 dwellings</u></p> <p><u>Development requirements:</u></p> <ul style="list-style-type: none"> • <u>Retention of boundary trees and hedges except as required to provide for access.</u> • <u>Creation of a landscape buffer along the boundary of the site where it adjoins or could be seen from open countryside to provide a soft green village edge.</u> • <u>This is a Parish Council led proposal which has been included in the Local Plan because it has demonstrated local support. Developments should seek to fulfil the aspirations of the Parish Council for the site.</u> 	<p>publication of August 2015, and provide flexibility in housing land supply. This consultation provides an opportunity for consultation to be carried out by the district council ahead of consideration at the examination.</p> <p>Parish Council led proposals pursued through Local Plan instead of Neighbourhood Plans. To ensure that the Local Plan is positively prepared and effective.</p> <p>To ensure that the Local Plan is consistent with national policy set out in the NPPF at paragraphs 14, 17 (bullet point 1), 47, 150 and 155.</p> <p>This consultation provides an opportunity for consultation to be carried out by the district council ahead of consideration at the examination.</p> <p>NOTE: this modification has been subject to original Sustainability Appraisal accompanying the Submission Local Plan (see Part 3, Appendix 6).</p>

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<p><u>H/1: k Land at Bancroft Farm, Church Lane, Little Abington</u></p> <p><u>Area (ha.) and indicative dwelling capacity:</u></p> <p><u>0.42 ha. 6 dwellings</u></p> <p><u>Development requirements:</u></p> <ul style="list-style-type: none"> • <u>Enhancement of the Conservation Area with a high quality development of cottages suitable for 'downsizers' with generous room sizes.</u> • <u>Retention of the flint boundary wall either as a boundary wall or as part of built development and except as required to provide for access.</u> • <u>Creation of a landscape buffer along the rear of the site to provide a soft green village edge.</u> • <u>This is a Parish Council led proposal which has been included in the Local Plan because it has demonstrated local support. Developments should seek to fulfil the aspirations of the Parish Council for the site.</u> 	

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		<p>And add new supporting text after paragraph 7.7 as follows:</p> <p><u>7.7a The Parish Council led village residential development sites in Policy H/1 have been proposed by Parish Councils to meet local aspirations for growth and as an alternative to their preparation of a Neighbourhood Plan. These have been included in the plan as an exception to the sustainable spatial strategy for the district set out in Policy S/6 as local support has been demonstrated through local village consultations. Developers should work closely with the relevant Parish Council, and seek to fulfil the aspirations of the Parish Council for the site.</u></p> <p>NOTE: There is a consequential amendment to the Policies Map to reflect the proposed housing allocations – refer to map at the end of this schedule.</p>	
PM/SC/7/B	Policy H/1: Allocations for Residential Development at Villages	<p>Include the following site within the new parish council led allocations section in Policy H/1, to follow the policy wording change detailed in modification PM/SC/7K.</p> <p><u>H/1: I Land at Toseland Road, Graveley</u></p>	<p>This site was agreed for inclusion in the submission Local Plan at the 11th February 2014 meeting of the Planning Policy and Localism Portfolio Holder, and by Council on 13th March 2014.</p> <p>The Parish Council of Graveley promoted two small scale housing developments through the South</p>

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		<p><u>Area (ha.) and indicative dwelling capacity:</u></p> <p><u>0.40 ha. 6 dwellings</u></p> <p><u>Development requirements:</u></p> <ul style="list-style-type: none"> • <u>Consider if there could be impacts on residential amenity from the Cotton Wind Farm and design to mitigate as appropriate.</u> • <u>Retention of mature trees and hedgerows and creation of a landscape buffer along the rear of the site to provide a soft green development edge.</u> • <u>This is a Parish Council led proposal which has been included in the Local Plan because it has demonstrated local support. Developments should seek to fulfil the aspirations of the Parish Council for the site including a contribution to benefit the wider village community.</u> <p>NOTE: There is a consequential amendment to the Policies Map to reflect the proposed housing allocation – refer to map at the end of this schedule.</p>	<p>Cambridgeshire Local Plan process to meet identified local housing needs, as an alternative to taking forward a Neighbourhood Plan. Local people were consulted by leaflet about whether the sites should be developed and there is clear evidence of local support for the Toseland Road site. This Parish Council-led site was brought forward just before the submission of the Local Plan for examination and has already been identified as a Major Modification, but has not yet been generally consulted upon. It provides part of the Council's housing supply, responds to the localism agenda, provides additional rural housing as supported by the DEFRA 'Towards a one nation economy: A 10-point plan for boosting productivity in rural area' publication of August 2015, and provides flexibility in housing land supply. This consultation provides an opportunity for consultation to be carried out by the district council ahead of consideration at the examination.</p> <p>Parish Council led proposal pursued through Local Plan instead of Neighbourhood Plans. To ensure that the Local Plan is positively prepared and effective.</p> <p>To ensure that the Local Plan is consistent with national policy set out in the NPPF at paragraphs 14, 17 (bullet point 1), 47, 150 and 155.</p>

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			<p>This consultation provides an opportunity for consultation to be carried out by the district council ahead of consideration at the examination.</p> <p>NOTE: this modification has been subject to original Sustainability Appraisal accompanying the Submission Local Plan (see Part 3, Appendix 6),</p>
PM/SC/7/C	Policy H/4 Fen Drayton Former Land Settlement Association Estate	<p>Revise wording of Policy H/4 as follows:</p> <p>Within the former Land Settlement Association Estate at Fen Drayton, as defined on the Policies Map, planning permission for the redevelopment of existing buildings (excluding glasshouses) will be permitted provided that:</p> <p>a. <u>Any new development delivers onsite experimental or groundbreaking forms of sustainable living and that any Any new dwellings achieve Code for Sustainable Homes Level 6 are carbon neutral and any non-residential buildings achieve Building Research Establishment Environmental Assessment Method (BREEAM) outstanding standard;</u></p>	<p>Consistent with national policy.</p> <p>25 March 2015 – Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles) This Written Ministerial Statement withdraws the Code for Sustainable Homes aside from legacy cases. It states under the section on Plan making that:</p> <p><i>'From the date the Deregulation Bill 2015 is given Royal Assent, local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the Code for Sustainable Homes to be achieved by new development; the government has now withdrawn the code, aside from the management of legacy cases.'</i></p>

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			<p>The proposed modifications take account of the withdrawal of the Code for Sustainable Homes by removing details related to the Code for Sustainable Homes, and amending the policy so that it will still ensure the delivery of the same outcomes.</p> <p>The Fen Drayton former LSA estate would be considered as 'countryside', if it was not designated as a special policy area. Housing would therefore not usually be permitted in this location unless it was a replacement dwelling, reusing/converting an existing building or a dwelling required for the functioning of a rural enterprise or tied to agricultural use. For housing to be acceptable in this location, the current adopted policy in the Site Specific Policies DPD (January 2010) requires new developments to deliver ground breaking and experimental forms of sustainable living, which is defined in the accompanying SPD as meeting the Code for Sustainable Homes Level 6.</p> <p>Continuing to seek 'ground breaking and experimental forms of sustainable living' in this location is consistent with national policy as the National Planning Policy Framework (NPPF, published in March 2012) allows new isolated homes in the countryside in certain circumstances, such as delivering an exceptional quality or innovative nature to the design of the dwelling</p>

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			<p>(paragraph 55); supports the move to a low carbon future by planning for development in a location and way to reduce greenhouse gas emissions (paragraph 95); and states that new developments should be planned to minimise energy consumption and avoid increased vulnerability to the range of impacts arising from climate change (paragraphs 96 and 99).</p> <p>Whilst the policy can no longer specifically require that new dwellings in this location applied for under this policy must achieve Code for Sustainable Homes Level 6, any new dwelling should still be 'experimental and ground breaking' and carbon neutral.</p> <p>Main modification required to ensure that the plan is consistent with changes to national planning policy.</p>
PM/SC/7/D	Paragraph 7.17	<p>Revise wording of paragraph 7.17 as follows:</p> <p>The Code for Sustainable Homes (CfSH) and Building Research Establishment Environmental Assessment Method (BREEAM) for non-residential buildings are <u>is a</u> nationally recognised assessment <u>assessments</u> for measuring the sustainability of <u>non-residential</u> buildings. Each dwelling or building is assessed against a number of categories covering energy use, water consumption, materials, surface water run-off,</p>	<p>Consistent with national policy.</p> <p>25 March 2015 – Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles) This Written Ministerial Statement withdraws the Code for Sustainable Homes aside from legacy cases. It states under the section on Plan making that:</p> <p><i>'From the date the Deregulation Bill 2015 is given Royal Assent, local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or</i></p>

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		waste, pollution, health and wellbeing, management, <u>land use</u> and ecology, <u>transport</u> , <u>and innovation</u> to produce an overall score for the sustainability of the dwelling or building.	<p><i>supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the Code for Sustainable Homes to be achieved by new development; the government has now withdrawn the code, aside from the management of legacy cases.'</i></p> <p>The proposed modifications take account of the withdrawal of the Code for Sustainable Homes by removing details related to the Code for Sustainable Homes, and amending the paragraph so that it only refers to the BREEAM assessment.</p> <p>Main modification to ensure consistency with modified policy wording.</p>
PM/SC/7/E	Paragraph 7.18	<p>Revise wording of paragraph 7.18 as follows:</p> <p>In certain circumstances, the local planning authority will consider alternative development proposals:</p> <ul style="list-style-type: none"> • a new dwelling that achieves CfSH Level 5 <u>annual net zero carbon emissions from the 'regulated' energy uses</u> provided that the energy performance rating of the existing dwelling is significantly improved through 	<p>Consistent with national policy.</p> <p>25 March 2015 – Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles) This Written Ministerial Statement withdraws the Code for Sustainable Homes aside from legacy cases. It states under the section on Plan making that:</p> <p><i>'From the date the Deregulation Bill 2015 is given Royal Assent, local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or</i></p>

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		<p>retrofitting of energy efficiency solutions and/or renewable energy micro-generation technologies; or</p> <ul style="list-style-type: none"> • using the combined footprint from the demolition of an existing house and an eligible outbuilding to provide a new dwelling that achieves <u>annual net zero carbon emissions from the 'regulated' energy uses CfSH Level 5.</u> 	<p><i>supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the Code for Sustainable Homes to be achieved by new development; the government has now withdrawn the code, aside from the management of legacy cases.'</i></p> <p>The proposed modifications take account of the withdrawal of the Code for Sustainable Homes by removing details related to the Code for Sustainable Homes, and amending the paragraph so that it will still ensure the delivery of the same outcomes.</p> <p>Main modification to ensure consistency with modified policy wording.</p>
PM/SC/7/F	Policy H/8 Housing Mix	<p>Include reference in criterion 1 in Policy H/8 to 'those seeking starter homes' and 'people wishing to build their own homes.'</p> <p>1. A wide choice, type and mix of housing will be provided to meet the needs of different groups in the community including families with children, older people, <u>those seeking starter homes, people wishing to build their own homes and people with disabilities. The market</u></p>	<p>Consistent with national policy.</p> <p>The Local Plan needs to include mention of the housing needs for different groups of people including those seeking starter homes and people wishing to build their own homes to reflect changes mentioned in two Government policy statements -</p> <p>2 March 2015 – Written Ministerial Statement by Brandon Lewis MP DCLG Changing planning policy to enable starter homes for first time buyers.</p>

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		<p>homes in developments of 10 or more homes will consist of:</p> <ul style="list-style-type: none"> a. At least 30% 1 or 2 bedroom homes; b. At least 30% 3 bedroom homes; c. At least 30% 4 or more bedroom homes; d. With a 10% flexibility allowance that can be added to any of the above categories taking account of local circumstances. 	<p>26 March 2015 – Revision to National Planning Practice Guidance – Housing and economic development needs assessment section – Paragraph 21 – Government wanting to enable more people to build their own home. Local Planning Authority should identify demand for custom build in their areas and compile a local list or register of people who want to build their own homes.</p> <p>The policy has been amended to allow for consideration of people building their own homes.</p> <p>Main modification required to ensure that the plan is consistent with changes to national planning policy.</p>
PM/SC/7/G(i)	Policy H/8 Housing Mix	<p>Amend section 2 of the policy as follows:</p> <p>Section 1 is subject to:</p> <ul style="list-style-type: none"> e. The housing mix of affordable homes <u>(except starter homes)</u> in all developments being determined by local housing needs evidence; f. The mix of market homes to be provided on sites of 9 or fewer homes taking account of local circumstances; g. <u>On all sites of 20 or more dwellings, and in each phase of strategic sites, developers will supply dwelling plots for sale to self and custom builders. Where</u> 	<p>Consistent with national policy.</p> <p>The Local Plan needs to include mention of the housing needs for different groups of people including those seeking starter homes and people wishing to build their own homes to reflect changes mentioned in two government policy statements -</p> <p>2 March 2015 – Written Ministerial Statement by Brandon Lewis MP DCLG Changing planning policy to enable starter homes for first time buyers.</p> <p>26 March 2015 – Revision to National Planning Practice Guidance – Housing and economic development needs assessment section – Paragraph 21 – Government</p>

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		<p><u>plots have been made available and appropriately marketed for at least 12 months and have not been sold, the plot(s) may either remain on the market or be built out by the developer. Exceptionally, no provision will be expected in developments or phases of developments which comprise high density multi-storey flats and apartments.</u></p>	<p>wanting to enable more people to build their own home. Local Planning Authority should identify demand for custom build in their areas and compile a local list or register of people who want to build their own homes.</p> <p>The PPG states that in addressing the needs for all types of housing plan makers should consider people wishing to build their own homes. The Government wants to enable more people to build their own home and wants to make this form of housing a mainstream housing option. Local planning authorities should, therefore, plan to meet the strong latent demand for such housing. Additional local demand, over and above current levels of delivery can be identified from secondary data sources.</p> <p>South Cambridgeshire District Council is one of the vanguard authorities and has a self build register. As a local planning authority it has made an early start to considering the needs of people wishing to build their own homes and the modification seeks to achieve this through the Local Plan.</p> <p>Main modification required to ensure that the plan is consistent with changes to national planning policy.</p>

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PM/SC/7/H	Paragraph 7.24	<p>Amend paragraph 7.24 to include additional wording after the second sentence as following:</p> <p>....The high cost of housing locally also affects the size of home that many people can afford, even if their preference would be for a larger property, and it is important to provide for everyone's needs and help create mixed and balanced communities. <u>The Council will encourage the creation of sites for starter homes within the district so that first time buyers are given more opportunities to live in the district. Also the Council will support those people wishing to build their own homes.</u></p>	<p>Consistent with national policy.</p> <p>The Local Plan needs to include mention of the housing needs for different groups of people including those seeking starter homes and people wishing to build their own homes to reflect changes mentioned in two government policy statements -</p> <p>2 March 2015 – Written Ministerial Statement by Brandon Lewis MP DCLG – changing planning policy to enable starter homes for first time buyers.</p> <p>National planning policy and practice guidance make it clear that Local Planning Authority should identify demand for custom build in their areas and make provision in their local plans.</p> <p>26 March 2015 – Revision to National Planning Practice Guidance – Housing and economic development needs assessment section – Paragraph 21 – Government wanting to enable more people to build their own home. Local Planning Authority should identify demand for custom build in their areas and compile a local list or register of people who want to build their own homes.</p> <p>South Cambridgeshire District Council is one of the vanguard authorities and has a self build register. As a local planning authority it has made an early start to</p>

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			<p>considering the needs of people wishing to build their own homes and the modification seeks to achieve this through the Local Plan.</p> <p>Main modification to ensure consistency with modified policy wording.</p>
PM/SC/7/I	New paragraph after 7.27	<p>Add new paragraph after 7.27 to read as follows:</p> <p><u>Custom and self build housing is housing built or commissioned by individuals (or groups of individuals) for their own occupation. As the Local Plan allocates mainly larger housing sites, without this policy, it is likely that custom and self builders would struggle to compete for sites. In October 2015 there were 229 people registered on the South Cambridgeshire Right to Build register which had been open since January 2015. New applications now average around 10 per month. This policy helps local residents develop their own lower cost market housing, supports the local economy by providing work for local builders and tradesmen, increases the diversity of housing supply, and will facilitate innovative designs and the development of more sustainable houses.</u></p>	<p>Consistent with national policy.</p> <p>The Local Plan needs to include mention of the housing needs for different groups of people including those seeking starter homes and people wishing to build their own homes to reflect changes mentioned in two government policy statements -</p> <p>2 March 2015 – Written Ministerial Statement by Brandon Lewis MP DCLG Changing planning policy to enable starter homes for first time buyers.</p> <p>26 March 2015 – Revision to National Planning Practice Guidance – Housing and economic development needs assessment section – Paragraph 21 – Government wanting to enable more people to build their own home. Local Planning Authority should identify demand for custom build in their areas and compile a local list or register of people who want to build their own homes.</p> <p>South Cambridgeshire District Council is one of the vanguard authorities and has a self build register. As a</p>

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			<p>local planning authority it has made an early start to considering the needs of people wishing to build their own homes and the modification seeks to achieve this through the Local Plan.</p> <p>Main modification to ensure consistency with modified policy wording.</p>
Chapter 8 Building a strong and competitive economy			
PM/SC/8/A	Add a new Policy E/1B: Cambridge Biomedical Campus Extension	<p>In light of the results of consultation, the Council deferred a decision whether or not to propose a modification to allocate an extension to Cambridge Biomedical Campus pending further work with the landowner to further explore the suitability and deliverability of this site.</p> <p>NOTE: PROVISIONAL MODIFICATION to add a new Policy E/1B as follows:</p> <p><u>E/1B: Cambridge Biomedical Campus Extension</u></p> <p><u>1. An extension to the Cambridge Biomedical Campus will be supported on land shown on the Policies Map for biomedical and biotechnology research</u></p>	<p>Positively prepared and justified.</p> <p>The Cambridge Inner Green Belt Boundary Study (November 2015) identifies land south of the Cambridge Biomedical Campus which could be released from the Green Belt for development without significant harm to Green Belt purposes. The Council considers that the need for jobs can comprise exceptional circumstances justifying a review of the Green Belt so far as this would not cause significant harm to Green Belt purposes. Whilst there is no overall shortage of employment land within South Cambridgeshire for high-tech and research and development companies and organisations, the findings of the new study provide an opportunity to allocate land for an extension to the Cambridge Biomedical Campus to provide high quality biomedical development on the edge of Cambridge with its locational benefits, without</p>

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		<p><u>and development within class B1(b) and related higher education and sui-generis medical research institutes.</u></p> <p><u>2. Proposals for development should:</u></p> <ul style="list-style-type: none"> <u>a. Create substantial and attractive landscaped edges to the western, eastern and southern boundaries reinforcing existing planting on the southern boundary.</u> <u>b. Provide an appropriate landscaped setting for the Nine Wells Local Nature Reserve, and provide pedestrian access to the Reserve whilst mitigating visitor impacts.</u> <u>c. Demonstrate and ensure that there will be no material impact on the volume, pattern of flow or water quality of the chalk springs at Nine Wells.</u> <u>d. Demonstrate that surface water flood risks can be appropriately managed and mitigated to avoid flood risks to the site and to not increase flood risks elsewhere.</u> <u>e. Have building heights which are no higher than those on the adjoining</u> 	<p>causing significant harm to the purposes of the Cambridge Green Belt. It would not be positive planning for the Local Plan policy to prevent such development if it proves to be deliverable.</p> <p>The land immediately south of the Cambridge Biomedical Campus is subject to surface water flooding with a category of Low risk. Further investigation will be required to examine whether there is development potential on this site.</p> <p>A Provisional Modification is therefore proposed for consultation, and a decision whether to propose a modification to the Inspector will be dependent on the outcome of further investigations of the surface water flooding issue including discussions with the landowner, and whether those investigations show that the surface water flooding issues can be satisfactorily addressed</p> <p>Effective Proposed policy would provide an effective response to the employment issues relating to the Cambridge area and the circumstances of the site.</p> <p>Consistent with National Policy National policy requires Councils to consider whether there are exceptional circumstances for a Green Belt</p>

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		<p><u>part of the Cambridge Biomedical Campus and which step down to the western, eastern and southern boundaries.</u></p> <p>f. <u>Provide high quality new public realm and open space, and retain and incorporate existing watercourses.</u></p> <p>g. <u>Include measures to enhance access to and within the Cambridge Biomedical Campus including for cyclists, pedestrians, wheelchair users and people with other disabilities, and mitigate impacts on the existing road network and parking in the surrounding area.</u></p> <p>h. <u>Connect to the Addenbrooke's Hospital energy network, where feasible and viable.</u></p> <p>NOTE: There is a consequential amendment to the Policies Map to reflect this new employment allocation – refer to map at the end of this schedule.</p>	review through the local plan process.
PM/SC/8/B	Add supporting text to follow new Policy E/1B	In light of the results of consultation, the Council deferred a decision whether or not to propose a modification to allocate an extension to	To provide reasoned justification in the Local Plan to support the Main Modification PM/SC/8/A.

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		<p>Cambridge Biomedical Campus pending further work with the landowner to further explore the suitability and deliverability of this site.</p> <p>NOTE: PROVISIONAL MODIFICATION to add the following supporting text to new Policy E/1B:</p> <p><u>The Cambridge Biomedical Campus (CBC) is an international centre of excellence for patient care, biomedical research and healthcare education. It plays a local, regional and national role in providing medical facilities and medical research. The local plan will support its continuing development as such, and as a high quality, legible and sustainable campus. It also reinforces the existing biomedical and biotechnology cluster in the Cambridge area.</u></p> <p><u>Policy S/6 'The Development Strategy to 2031' sets out a spatial strategy for the location of new employment development, the preferred location being on the edge of Cambridge, subject to the purposes of the Cambridge Green Belt.</u></p> <p><u>The Employment Land Review 2012 has identified a particular need for office space in or on the edge of Cambridge. Opportunities have been identified on the northern fringe of</u></p>	

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<p><u>Cambridge at Cambridge Northern Fringe East and through densification of the Cambridge Science Park. On the southern fringe, the delivery of development of the CBC has been brought forward by the planned relocation of Astra Zeneca to the site.</u></p> <p><u>The Cambridge Inner Green Belt Boundary Study (November 2015), has looked at the whole inner Green Belt including land south of the CBC. It has concluded that development south of CBC could be undertaken without significant harm to Green Belt purposes provided that it avoid rising ground near White Hill, provide a setting for Nine Wells Local Nature Reserve, provide a soft green edge to the city and that new development be no more prominent in views from elevated land to the south east than the existing buildings at Addenbrooke's. The Council considers that the need for jobs can comprise exceptional circumstances justifying a review of the Green Belt so far as this would not cause significant harm to Green Belt purposes. Whilst there is no overall shortage of employment land within South Cambridgeshire for high-tech and research and development companies and organisations, the findings of the new study provide an opportunity</u></p>	

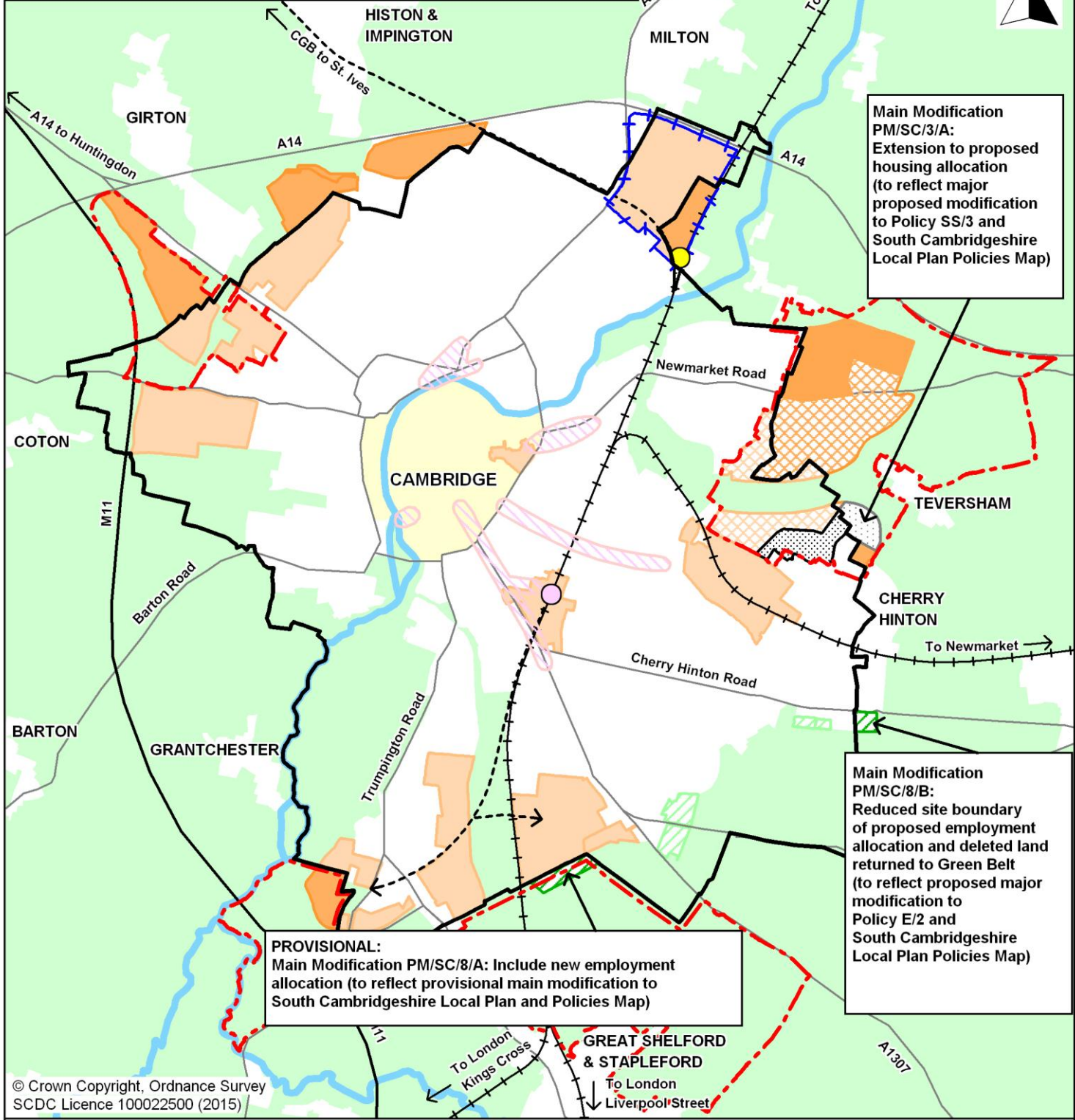
Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<p><u>to allocate land for an extension to the CBC to provide high quality biomedical development on the edge of Cambridge with its locational benefits, without causing significant harm to the purposes of the Cambridge Green Belt.</u></p> <p><u>Addenbrooke's Hospital is to develop a new clinical waste facility (energy from waste) to replace an existing facility which will supply energy to the Cambridge Biomedical Campus as a whole. Developments within the site should, therefore, seek to connect to this energy network, subject to feasibility and viability.</u></p> <p><u>Cambridge University Hospitals NHS Trust (the Trust) has a strategic masterplan for the extended campus area which includes the following:</u></p> <ul style="list-style-type: none"> <u>• key routes and street hierarchy;</u> <u>• public realm strategy and open space;</u> <u>• building massing;</u> <u>• potential uses;</u> <u>• development phasing; and</u> <u>• sustainability.</u> <p><u>This site should be included in future updates to the strategic masterplan and the site developed having regard to its provisions.</u></p>	

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<p><u>The Transport Strategy for Cambridge and South Cambridgeshire (2014) identifies a need to investigate the case for a new railway station in this area to serve the CBC and southern Cambridge. Should a need be demonstrated for a new station and if the preferred location is nearby, the layout of the site should allow for such provision.</u></p> <p><u>Nine Wells is a historically important site containing several chalk springs, which form the source of the Hobson Conduit. The reserve is a mix of woodland, scrub and water. Previously a SSSI (Site of Special Scientific Interest) Nine Wells once contained some rare freshwater invertebrates, however following the drought of 1976 these were lost. Today the chalk watercourses are being managed with the aim of re-creating the conditions favourable for a possible re-introduction of these rare species. It is important that the chalk springs not be compromised in terms of their volume, pattern of flow or water quality.</u></p> <p><u>Parts of the site have been identified as subject to surface water flood risks.</u></p>	

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
PM/SC/8/C	Policy E/2 Fulbourn Rd East	<p>Amend the title of Policy E/2 as follows:</p> <p>Policy E/2: Fulbourn Road East (Fulbourn) 6.9 <u>4.3</u> hectares</p> <p>NOTE: There is a consequential amendment to site area shown on the Policies Map - refer to map at the end of this schedule.</p>	<p>Positively prepared and justified.</p> <p>In response to the findings in the LDA Cambridge Inner Green Belt Boundary Study 2015 (See Sector 13), which recommended allocating a smaller site to ensure no significant adverse impact on the Green Belt.</p>
PM/SC/8/D	Paragraph 8.54	<p>Amend supporting text to Policy E/14 to read as follows:</p> <p>Employment sites at villages are a scarce resource, which should be retained. Making best use of existing employment sites reduces the pressure for development of new sites, including new sites in the countryside. It also provides a greater range of employment opportunities and reduces the need to travel. Sites should be retained to provide local employment, unless specific factors indicate otherwise. <u>The policy does not apply where the change of use is permitted development.</u></p>	<p>Consistent with National Policy</p> <p>25 March 2015 – Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles) - This Written Ministerial Statement outlines the Government’s policy on change of use which supports brownfield regeneration – new permitted development rights were brought forward including allowing change of use between shops and financial and professional services, change of use from business to residential etc.</p> <p>The supporting text to Policy E/14 needs to be modified to clarify that the policy does not apply where the changes of use is permitted development following on from the changes brought forward in the Written Ministerial Statement.</p> <p>Main modification to ensure clarification and</p>

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
			consistency with changes to permitted development rights.
Chapter 10 Promoting and Delivering Sustainable Transport and Infrastructure			
PM/SC/10/A	New paragraph after 10.42	<p>New paragraph to be added after paragraph 10.42:</p> <p><u>There are some forms of development where contributions will not be sought as set out in planning practice guidance. These include custom and self-build housing schemes as well as starter homes.</u></p>	<p>Consistent with National Policy</p> <p>The web-based planning practice guidance was published 6 March 2014 as the local plan was submitted for examination. This includes a section relating to self build work being exempt from the Community Infrastructure Levy.</p> <p>http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/relief/self-build-exemption/</p> <p>Main modification to be consistent with national policy.</p>

**PM/SC/2/O Proposed Modification to Figure 2:
Key Diagram for Cambridge and South Cambridgeshire**



Main Modification PM/SC/3/A:
Extension to proposed housing allocation (to reflect major proposed modification to Policy SS/3 and South Cambridgeshire Local Plan Policies Map)

Main Modification PM/SC/8/B:
Reduced site boundary of proposed employment allocation and deleted land returned to Green Belt (to reflect proposed major modification to Policy E/2 and South Cambridgeshire Local Plan Policies Map)

PROVISIONAL:
Main Modification PM/SC/8/A: Include new employment allocation (to reflect provisional main modification to South Cambridgeshire Local Plan and Policies Map)

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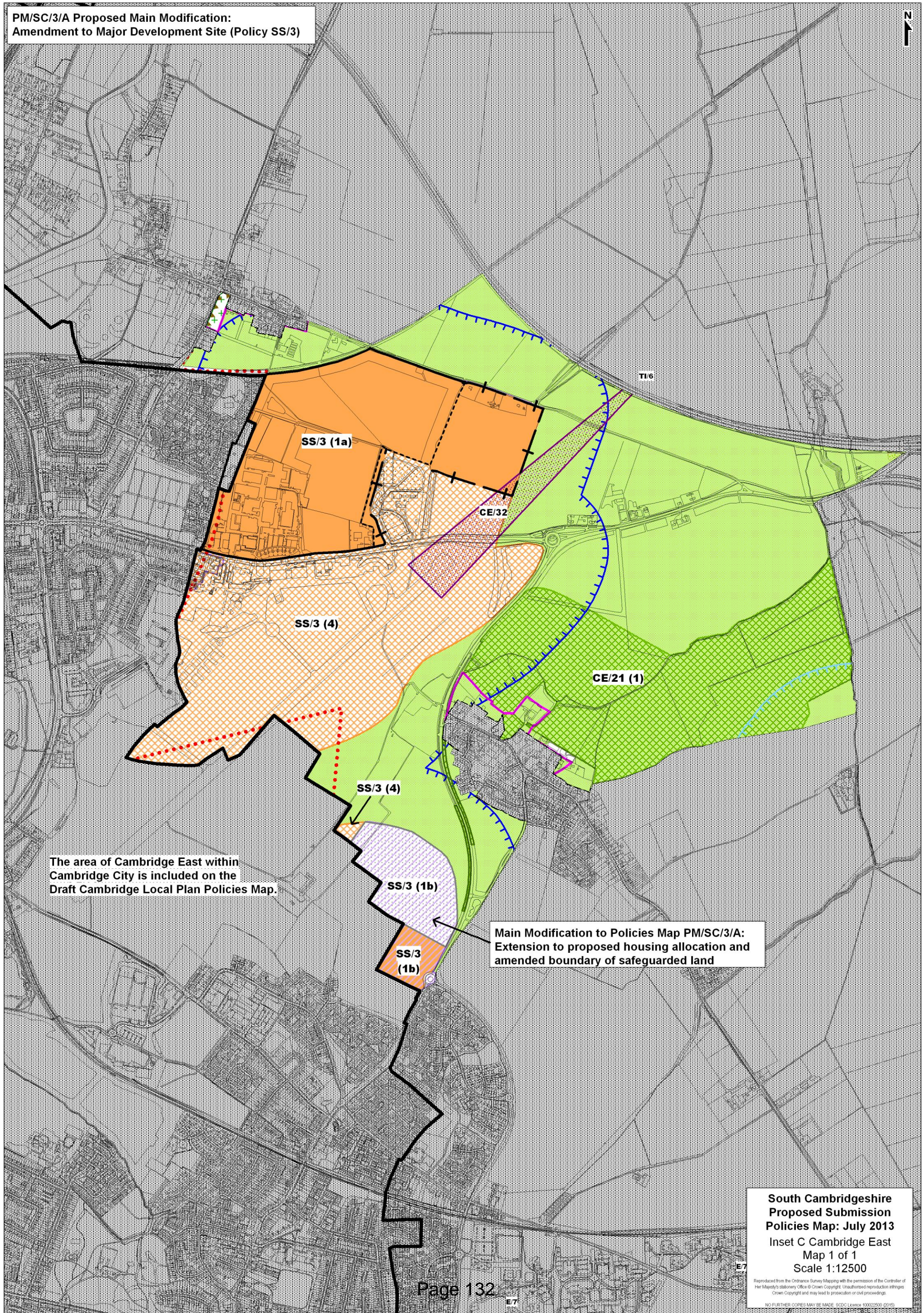
- | | | |
|--|---|------------------------------------|
| Area Action Plan Boundary | New Proposal Site in Cambridge | Cambridgeshire Guided Busway (CGB) |
| Proposed Area | Green Belt | Major Road |
| Major Development Site within South Cambridgeshire | Site to be released from the Green Belt in South Cambridgeshire | Railway Line |
| Area of Major Change within Cambridge | Site to be released from the Green Belt in Cambridge | Train Station |
| Area of Safeguarded Land within South Cambridgeshire | Cambridge City Centre | Proposed Science Park Station |
| Area of Safeguarded Land within Cambridge | Opportunity Area in Cambridge | River Cam |
| New Major Development Sites South Cambridgeshire | District Boundary | |

Modification PM/SC/2/V

Delete Figure 3: Housing Trajectory

Figure 3: Housing Trajectory

			HISTORIC & PROJECTED COMPLETIONS																			TOTALS		
			2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	Post 2031	2011-2031
Historic Completions			696	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	696	
Allocations without planning permission	Edge of Cambridge	Cambridge East	-	0	0	0	50	100	150	200	200	250	200	100	0	0	0	0	60	0	0	0	0	1,310
		North-West Cambridge Area Action Plan area	-	0	20	70	195	105	90	185	150	250	90	0	0	0	0	0	0	0	0	0	0	1,155
		Land between Huntingdon Road, Histon Road & A14 (NIAB 2)	-	0	0	0	0	0	0	0	150	300	250	200	0	0	0	0	0	0	0	0	0	900
		Orchard Park - parcel K1	-	0	0	23	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36
		Orchard Park - 3 additional land parcels including local centre	-	0	48	80	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	167
	Northstowe	-	0	0	65	175	215	310	400	400	400	400	400	400	400	400	400	400	400	400	400	400	3,535	5,965
	Fulbourn & Ida Darwin Hospitals	-	0	0	25	50	50	50	50	25	0	0	0	0	0	0	0	0	0	0	0	0	0	250
	Papworth Everard West Central	-	0	2	12	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74
	North of Impington Lane, Impington (northern part of site)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Existing Permissions	Trumpington Meadows (Cambridge Southern Fringe)	-	0	0	29	0	0	100	103	120	100	75	10	0	0	0	0	0	0	0	0	0	537
Orchard Park - parcels H1 & G		-	34	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	
Cambourne		-	39	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43	
Cambourne (additional 950 dwellings)		-	80	120	145	140	160	85	60	105	55	0	0	0	0	0	0	0	0	0	0	0	950	
Bayer Cropscience		-	0	30	60	60	60	60	15	0	0	0	0	0	0	0	0	0	0	0	0	0	285	
North of Impington Lane, Impington (southern part of site)		-	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31	
Historic Rural Allocations with planning permission		-	169	145	63	63	53	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	510	
Other Estate-level sites		-	74	138	69	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	281	
Small Sites Already Under Construction		-	77	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	102	
Small Sites Not Under Construction		-	25	70	100	55	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	281	
Planning applications for 9 or more dwellings where decision to grant planning permission but awaiting resolution of outstanding issues (at March 2012)	-	0	82	60	49	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	221		
Other sites consulted on in Issues & Options that have planning permission or resolution to grant planning permission (since April 2012)	SCA Packaging, Villa Road, Impington	-	0	0	36	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	72	
	London Road, Great Shelford & Granta Terrace, Stapleford	-	0	0	0	22	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66	
	Land at junction of Long Drove & Beach Road, Cottenham	-	0	30	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47	
Projected Completions Total	-	529	730	854	977	878	862	1,013	1,150	1,355	1,015	710	400	400	400	400	460	400	400	400	3,535	13,333		
TOTAL: HISTORIC AND PROJECTED COMPLETIONS 2011-2031			696	529	730	854	977	878	862	1,013	1,150	1,355	1,015	710	400	400	400	400	460	400	400	400	3,535	14,029
New Allocations	Strategic Sites	NIAB 3	-	0	0	0	0	0	0	0	0	0	0	100	0	0	0	0	0	0	0	0	100	
		Northstowe Reserve	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Waterbeach New Town	-	0	0	0	0	0	0	0	0	0	0	0	0	0	100	200	300	400	400	6,600	1,400	
		Boum Airfield New Village	-	0	0	0	0	0	0	0	0	0	60	100	220	220	220	220	220	220	220	220	1,800	1,700
	Village Sites	Land west of Cambourne (Swansley Wood)	-	0	0	0	0	30	70	100	150	150	150	150	150	100	0	0	0	0	0	0	0	1,200
		Dales Manor Business Park, Sawston	-	0	0	0	0	20	60	60	60	0	0	0	0	0	0	0	0	0	0	0	0	200
		Land south of Babraham Road, Sawston	-	0	0	0	0	0	0	0	0	35	35	40	40	45	40	25	0	0	0	0	0	260
		Land north of Babraham Road, Sawston	-	0	0	0	0	20	40	20	0	0	0	0	0	0	0	0	0	0	0	0	0	80
		Land north of Impington Lane, Impington	-	0	0	0	10	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25
		Land west of New Road, Melbourn	-	0	0	0	0	40	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65
Green End Industrial Estate, Gamlingay	-	0	0	0	0	0	0	0	0	30	30	30	0	0	0	0	0	0	0	0	0	90		
Land at Bennell Farm, West Street, Comberton	-	0	0	0	0	30	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	90		
East of Rockmill End, Willingham	-	0	0	0	0	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50		
New Allocations Total			-	0	0	0	135	205	230	230	275	215	280	390	415	360	345	420	520	620	620	8,400	5,260	
OVERALL TOTAL			696	529	730	854	977	1,013	1,067	1,243	1,380	1,630	1,230	990	790	815	760	745	880	920	1,020	1,020	11,935	19,289
Comparison against annualised average of 950 dwellings			-254	-421	-220	-96	27	63	117	293	430	680	280	40	-160	-135	-190	-205	-70	-30	70	70	-	
Windfalls			-	0	0	0	50	50	200	200	200	200	200	200	200	200	200	200	200	200	200	200	-	2,900

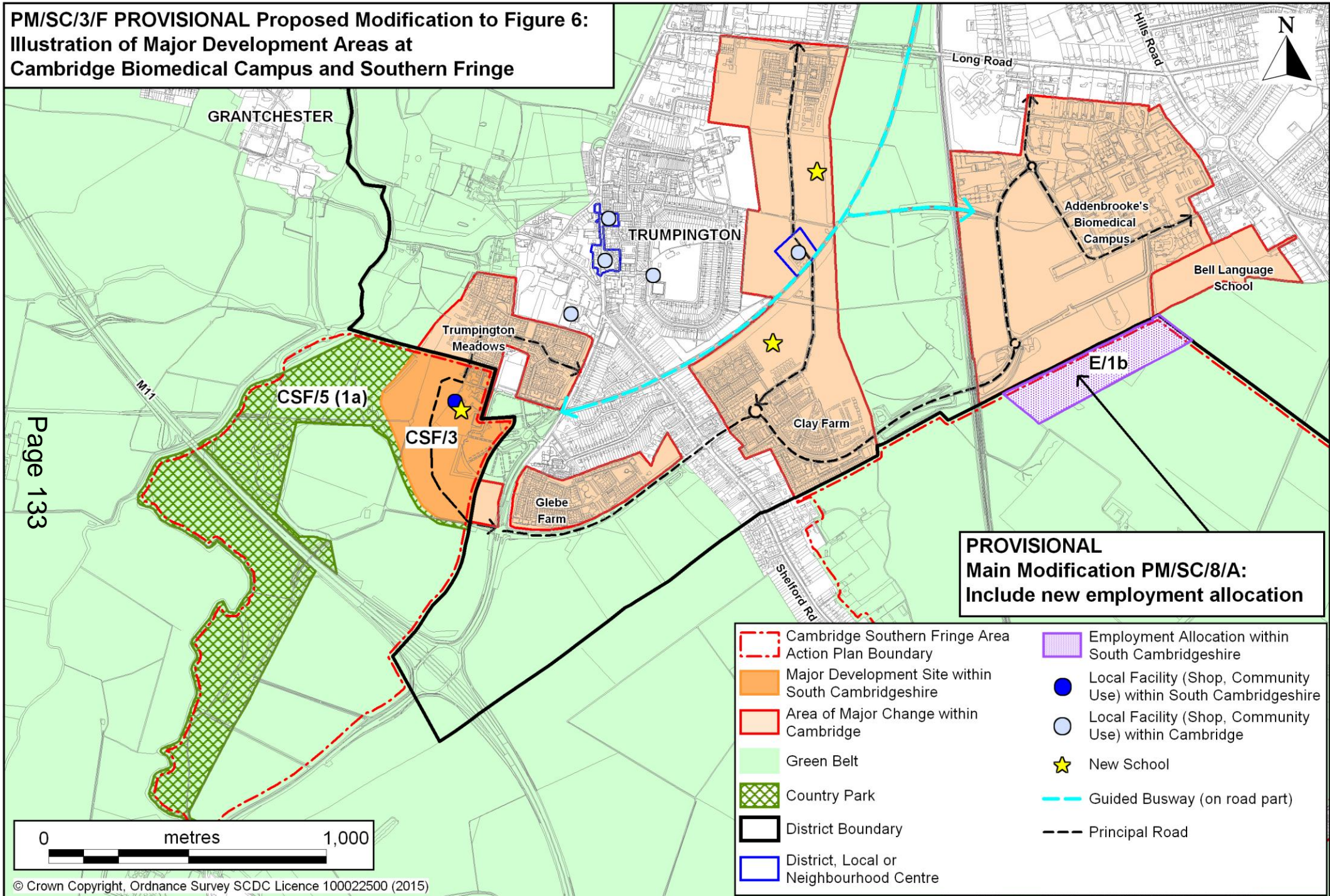


The area of Cambridge East within
Cambridge City is included on the
Draft Cambridge Local Plan Policies Map.

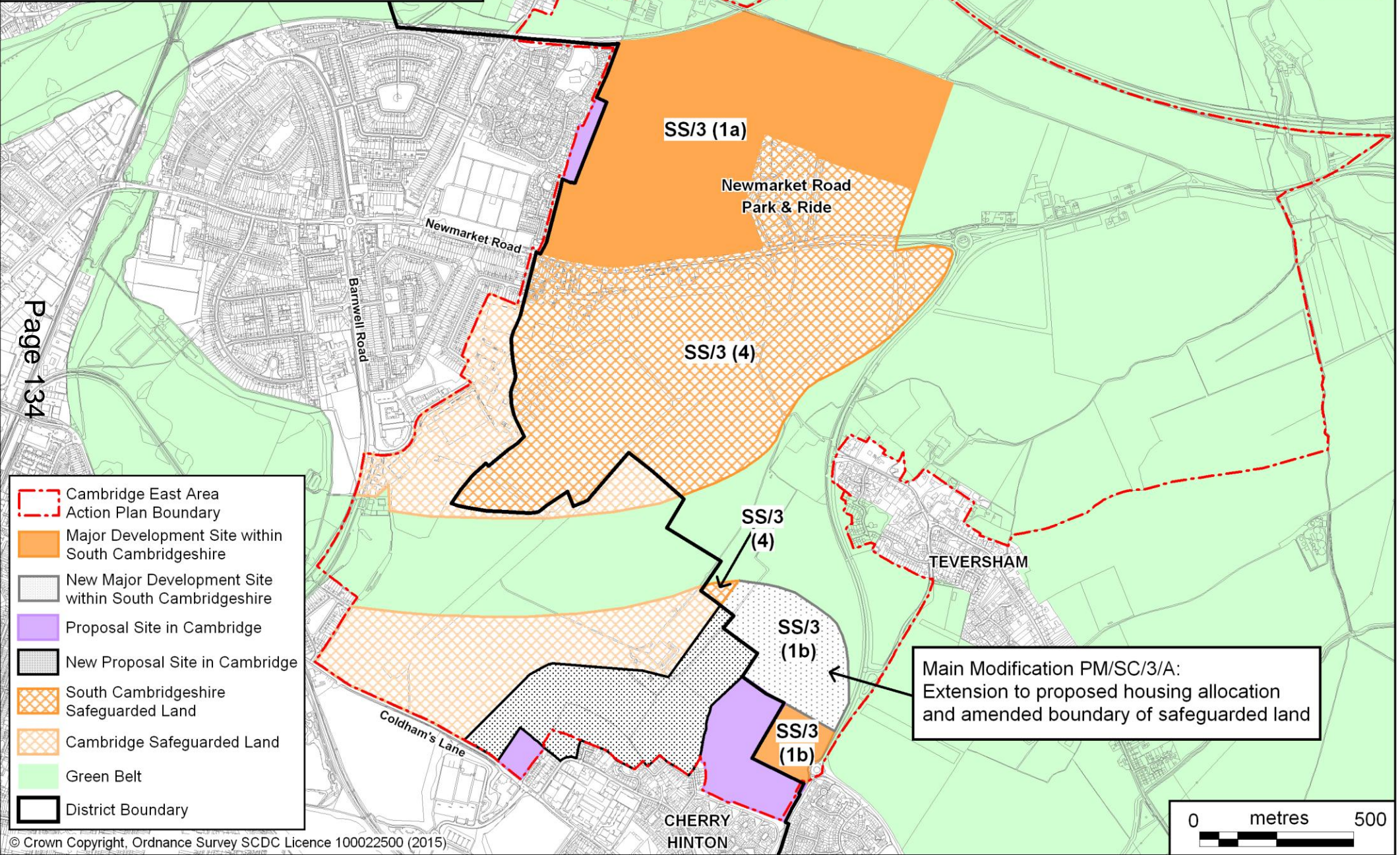
Main Modification to Policies Map PM/SC/3/A:
Extension to proposed housing allocation and
amended boundary of safeguarded land

South Cambridgeshire
Proposed Submission
Policies Map: July 2013
Inset C Cambridge East
Map 1 of 1
Scale 1:12500

**PM/SC/3/F PROVISIONAL Proposed Modification to Figure 6:
Illustration of Major Development Areas at
Cambridge Biomedical Campus and Southern Fringe**



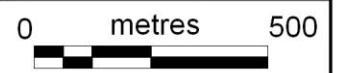
**PM/SC/3/G Proposed Modification to Figure 7:
Illustration of Major Development Area and
Safeguarded Land at Cambridge East**



Page 134

- Cambridge East Area Action Plan Boundary
- Major Development Site within South Cambridgeshire
- New Major Development Site within South Cambridgeshire
- Proposal Site in Cambridge
- New Proposal Site in Cambridge
- South Cambridgeshire Safeguarded Land
- Cambridge Safeguarded Land
- Green Belt
- District Boundary

Main Modification PM/SC/3/A:
Extension to proposed housing allocation
and amended boundary of safeguarded land



Main Modification - PM/SC/7/A



NOTE:
*Previously
a PVAA*

**Main Modification
PM/SC/7/A:**
Add Parish Council led
Housing Allocation and
delete it from the wider
Local Green Space.

H/1 (k)

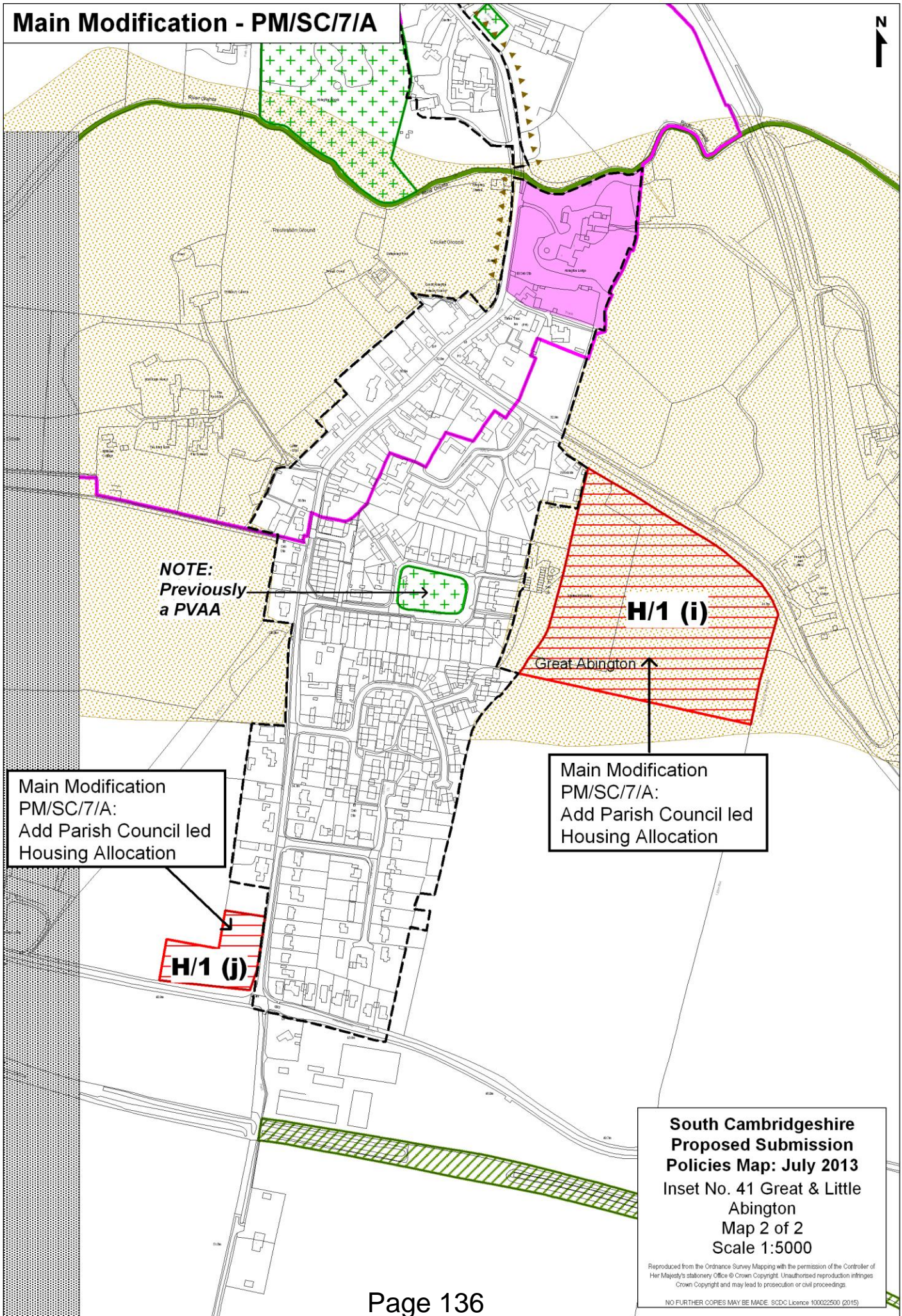
Little Abington

**South Cambridgeshire
Proposed Submission
Policies Map: July 2013**
Inset No. 41 Great & Little
Abington
Map 1 of 2
Scale 1:5000

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Main Modification - PM/SC/7/A



NOTE:
Previously
a PVAA

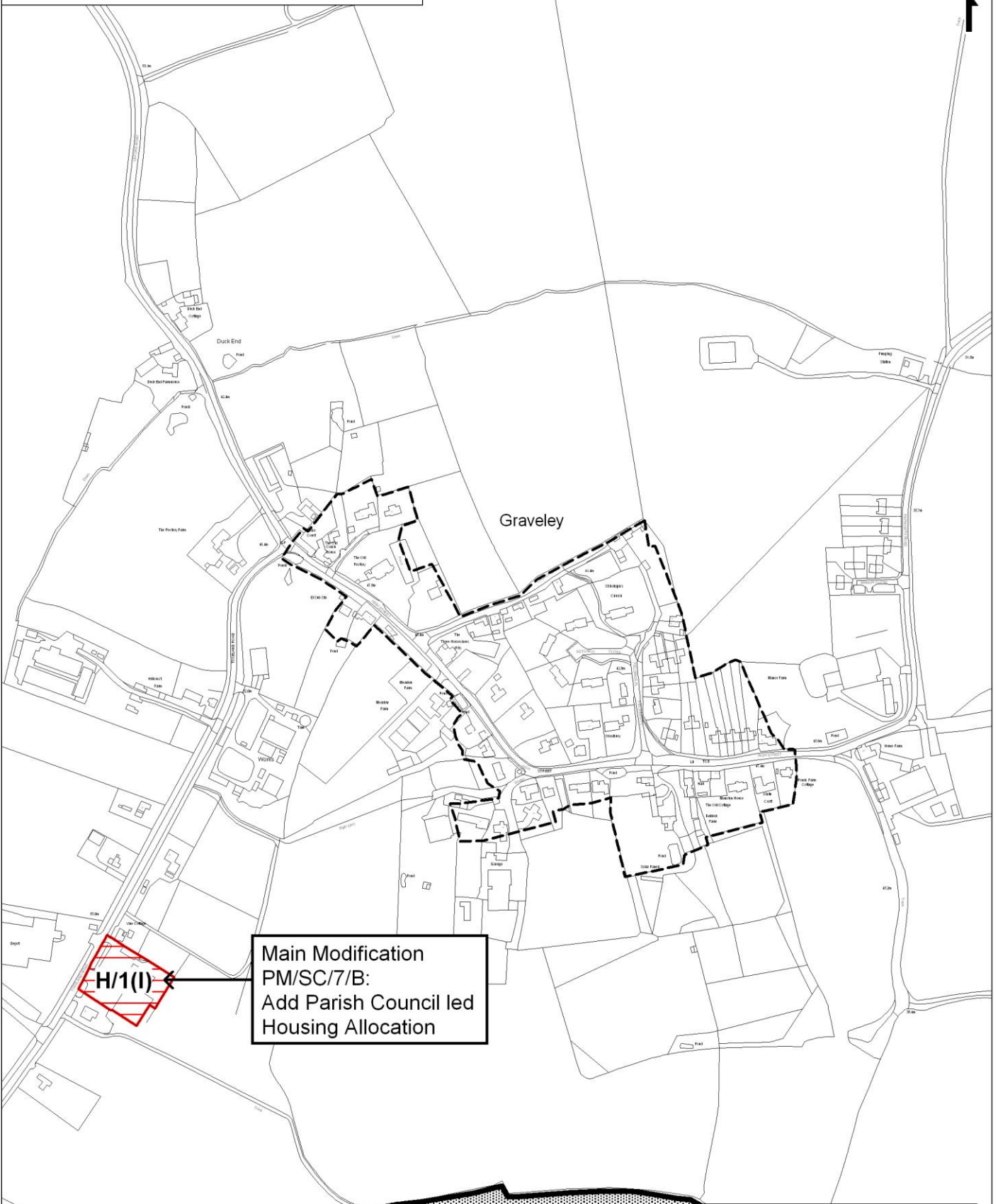
Main Modification
PM/SC/7/A:
Add Parish Council led
Housing Allocation

Main Modification
PM/SC/7/A:
Add Parish Council led
Housing Allocation

**South Cambridgeshire
Proposed Submission
Policies Map: July 2013**
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Abington
Map 2 of 2
Scale 1:5000

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Main Modification
PM/SC/7/B:
Add Parish Council led
Housing Allocation

H/1(I) ←

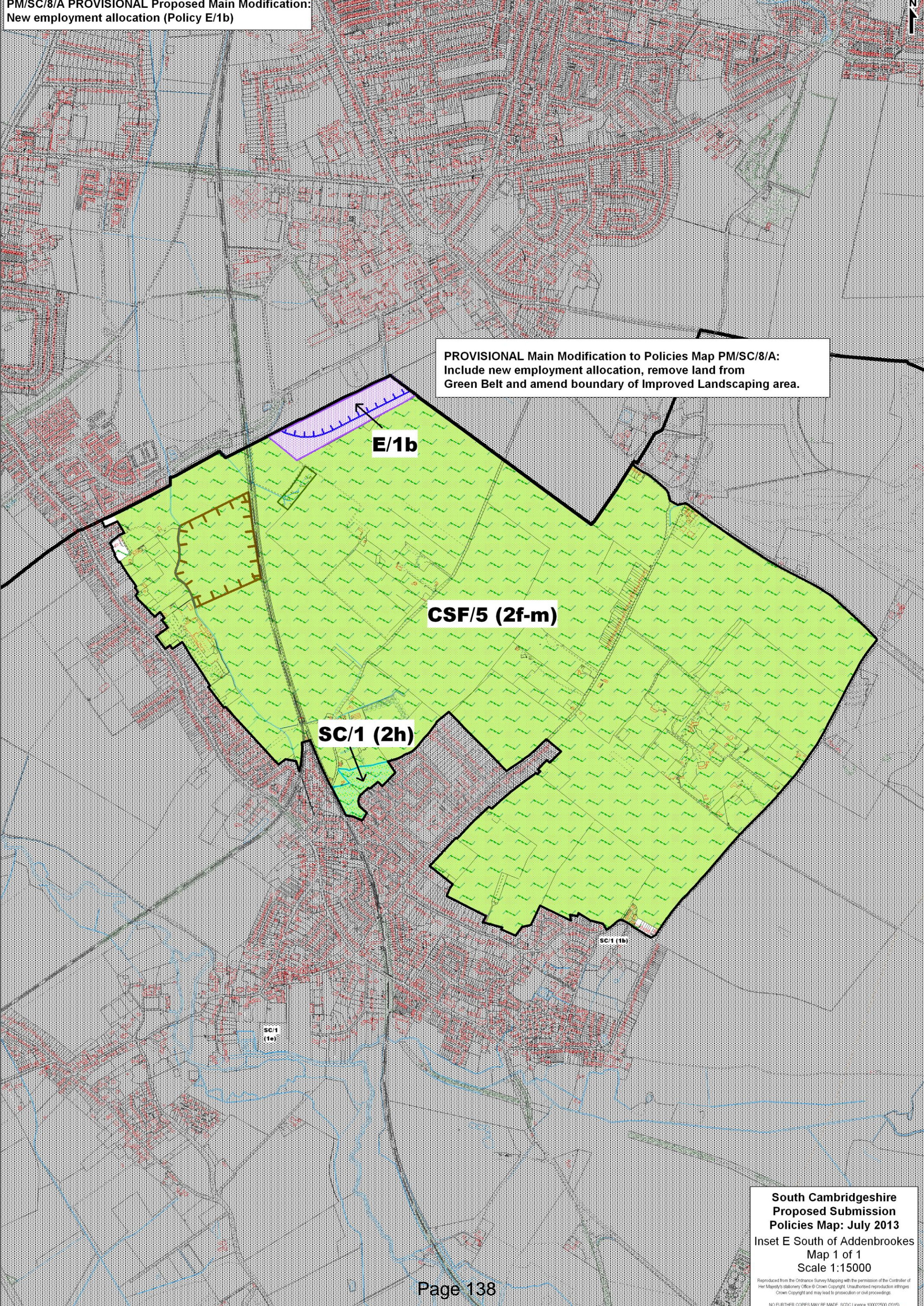
**South Cambridgeshire
Proposed Submission
Policies Map: July 2013**
Inset No. 40 Graveley
Map 1 of 1
Scale 1:5000

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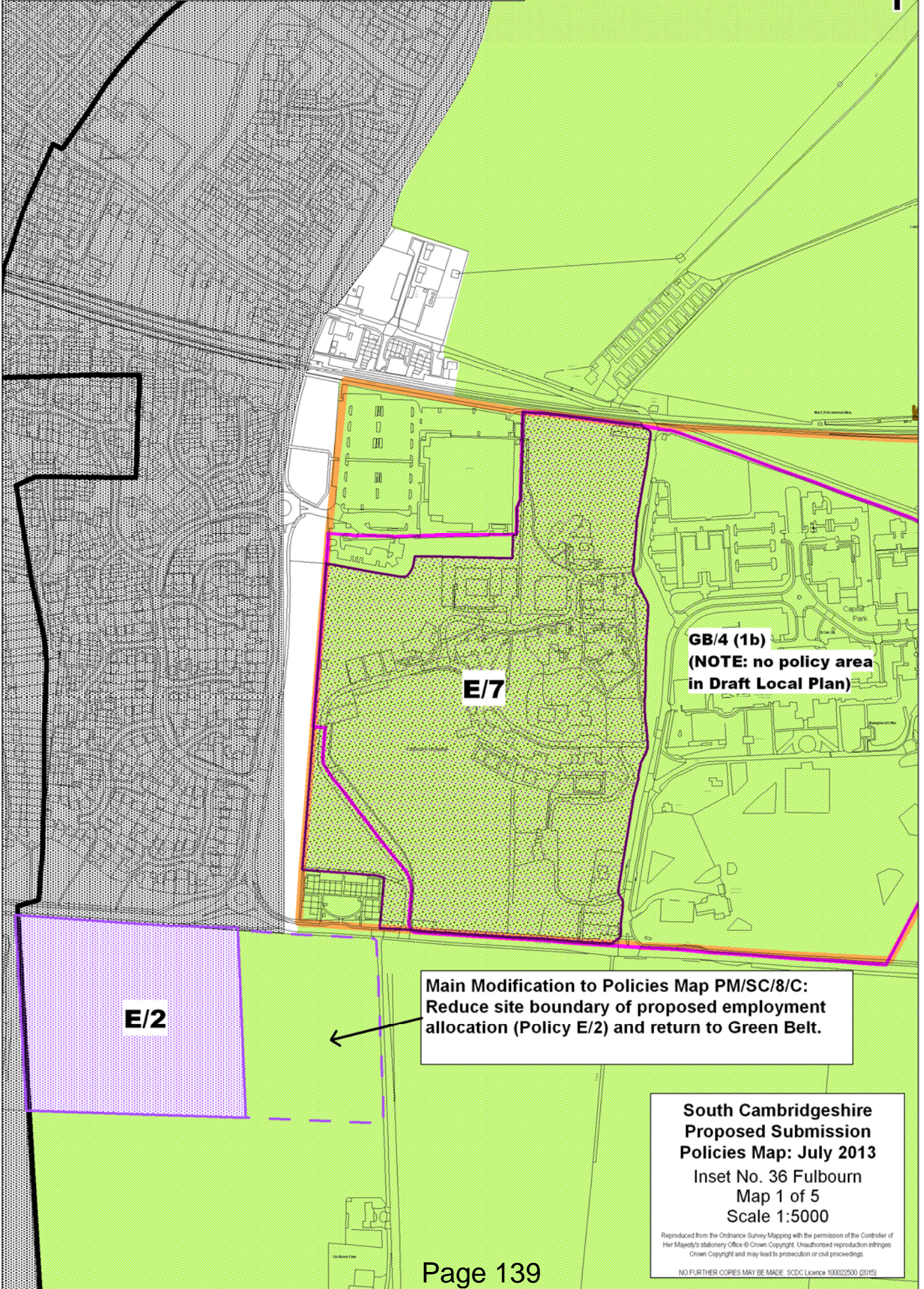
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PROVISIONAL Main Modification to Policies Map PM/SC/8/A:
Include new employment allocation, remove land from
Green Belt and amend boundary of Improved Landscaping area.



PM/SC/8/C Proposed Main Modification: Amendment to Employment Allocation (Policy E/2)



GB/4 (1b)
(NOTE: no policy area in Draft Local Plan)

E/7

E/2

**Main Modification to Policies Map PM/SC/8/C:
Reduce site boundary of proposed employment allocation (Policy E/2) and return to Green Belt.**

**South Cambridgeshire
Proposed Submission
Policies Map: July 2013**
Inset No. 36 Fulbourn
Map 1 of 5
Scale 1:5000

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Proposed minor modifications to the Submission South Cambridgeshire Local Plan 2014

Proposed minor modification number	Policy / paragraph number / site reference	Proposed minor modification to the South Cambridgeshire Local Plan	Reason for proposed modification
Chapter 2 Spatial Strategy			
MM/SC/2/A	Paragraph 2.17, 4 th bullet point, 1 st paragraph	<p>Paragraph 2.17, 4th bullet, 1st paragraph: add additional sentence to the end of the paragraph:</p> <p>The Councils undertook a joint Sustainability Appraisal of the overall strategy as part of the plan making process. A range of options around the impact of different levels of growth in the Green Belt on the edge of Cambridge, the approach to new settlements, major expansion of Cambourne and the best available sites at villages were identified and tested through Sustainability Appraisal, to consider the relative impact of different development packages. This included looking at different levels of growth at some of the site options to minimise adverse impacts and secure the most sustainable form of development. It identified the importance of balancing the accessibility aspects of sustainable development and the environmental and social aspects. <u>This appraisal was updated in 2015, to take account of new evidence prepared in response to Inspectors during the Local Plan Examination.</u></p>	To reflect the updated Local Plan Evidence prepared in 2015 in response to the Inspectors Letter.

Proposed minor modification number	Policy / paragraph number / site reference	Proposed minor modification to the South Cambridgeshire Local Plan	Reason for proposed modification
Chapter 7 Delivering High Quality Homes			
MM/SC/7/A	Paragraph 7.59	<p>Add a sentence to the end of paragraph 7.59 as follows:</p> <p>The Government's Planning Policy for Traveller Sites requires that local planning authorities set targets for the provision of Gypsies and Traveller pitches and Travelling Showpeople plots which address the likely site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities. <u>This policy document was updated in August 2015 to include a new definition of 'gypsies and travellers' for the purposes of planning policy.</u></p>	<p>Consistent with national policy. On 31 August 2015, the Government published Planning Policy for Traveller Sites which should be read in conjunction with the National Planning Policy Framework. The new planning policy document redefines 'traveller' in planning policy to exclude those who no longer travel permanently. The glossary contains this revised meaning in Annex1 page 9 of the publication.</p> <p>Minor modification to ensure consistency with modified policy wording.</p>
MM/SC/7/B	Paragraph 7.78	<p>Amend paragraph 7.78 to read as follows:</p> <p>This policy addresses specific design principles that should be met by all new Gypsy and Traveller sites or Travelling Showpeople sites. The Government has published specific guidance relating to the design of Gypsy and Traveller pitches (Designing Gypsy and Traveller Sites – Good Practice Guide) which should be considered when applying for planning permission. Further guidance <u>Guidance</u> will also be included in the District Design Guide SPD.</p>	<p>Consistent with national policy. On 31 August 2015, the Government published Planning Policy for Traveller Sites which should be read in conjunction with the National Planning Policy Framework. The new planning policy document redefines 'traveller' in planning policy to exclude those who no longer travel permanently.</p> <p>With the publication of this new guidance on traveller sites an existing document called '<i>Designing Gypsy and Traveller sites: good practice guide</i>' was withdrawn on 1 September 2015.</p>

Proposed minor modification number	Policy / paragraph number / site reference	Proposed minor modification to the South Cambridgeshire Local Plan	Reason for proposed modification
			Minor modification to ensure consistency with modified policy wording.
MM/SC/7/C	Paragraph 7.79	Amend paragraph 7.79 to read as follows: Gypsy and Traveller caravan sites are predominantly residential uses. This is established by government guidance on designing Gypsy and Traveller sites and is reflected in South Cambridgeshire. Any employment uses would require planning permission, and could therefore be considered on their merits in the particular location. However, Travelling Showpeople may require space for the storage and maintenance of large pieces of equipment. The site design and layout should ensure the amenity and safety of residents is protected by locating non-residential uses away from the residential and communal areas.	Consistent with national policy. Responding to changes in national policy since the local plan was submitted in March 2014. On 31 August 2015, the Government published Planning Policy for Traveller Sites which should be read in conjunction with the National Planning Policy Framework. The new planning policy document redefines 'traveller' in planning policy to exclude those who no longer travel permanently. With the publication of this new guidance on traveller sites an existing document called ' <i>Designing Gypsy and Traveller sites: good practice guide</i> ' was withdrawn on 1 September 2015. Minor modification to ensure consistency with modified policy wording.
Chapter 9 Promoting Successful Communities			
MM/SC/9/A	Paragraph 9.65	Update paragraph 9.65 to include new regulations: Under the present system of controls over	Consistent with National Policy The web-based planning practice guidance was published 6 March 2014 as the local plan was submitted for examination. There is a specific section

Proposed minor modification number	Policy / paragraph number / site reference	Proposed minor modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<p>hazardous development and over development within the vicinity of hazardous installations, the activities and substances (and quantities) to which the above statements apply are those defined by the Planning (Hazardous Substances) Regulation 1992, the Planning (Control of Major Accident Hazards) Regulations 1999 and referred to in the Department of the Environment Circular 04/00 "Planning Controls for Hazardous Substances" which will be replaced with revised guidance within the lifetime of the Plan. The Planning (Hazardous Substances) Regulations came into force on 1 June 2015, set out in the web based planning practice guidance (PPG) in a specific section on hazardous substances which is updated as new regulations are implemented.</p>	<p>about hazardous substances. http://planningguidance.planningportal.gov.uk/blog/guidance/hazardous-substances/ 25 March 2015 – Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles) - This Written Ministerial Statement contained updates on a number of topics including hazardous substances to reflect new regulations that were introduced on 1 June 2015.</p> <p>The modification allows for updates via the planning practice guidance. Minor modification to provide clarity.</p>
Glossary			
MM/SC/G/A	Glossary	<p>Add to terms to glossary:</p> <ul style="list-style-type: none"> • planning practice guidance (PPG) <p><u>The web-based planning practice guidance is a planning information resource available online in a usable and accessible format to be read alongside the National Planning Policy Framework. It contains detailed</u></p>	<p>The web-based planning practice guidance was published 6 March 2014 as the local plan was submitted for examination.</p> <p>Minor modification to be consistent with national policy.</p>

Proposed minor modification number	Policy / paragraph number / site reference	Proposed minor modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<p><u>information for users of the planning system previously only published in separate documents. DCLG are actively managing the planning practice guidance, and any necessary updates will be made as soon as regulations and legislation are brought into force.</u></p> <ul style="list-style-type: none"> • <u>Starter Home</u> <p><u>Starter home means a building or part of a building that:</u></p> <ul style="list-style-type: none"> <u>a) is a new dwelling,</u> <u>b) is available for purchase by qualifying first-time buyers only,</u> <u>c) is to be sold at a discount of at least 20% of the market value,</u> <u>d) is to be sold for less than the price cap,</u> <u>and</u> <u>e) is subject to any restrictions on sale or letting specified in regulations made by the Secretary of State.</u> <p><u>(From Housing and Planning Bill October 2015)</u></p> <ul style="list-style-type: none"> • <u>Self –build and Custom Housebuilding</u> 	

Proposed minor modification number	Policy / paragraph number / site reference	Proposed minor modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<p><u>Self-build and custom housebuilding” means the building or completion by:</u></p> <ul style="list-style-type: none"> a) <u>individuals,</u> b) <u>associations of individuals, or</u> c) <u>persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.</u> <p><u>But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.</u></p> <ul style="list-style-type: none"> • <u>Right to Build</u> <p><u>Government initiative which creates a new ‘Right to Build’ giving custom builders a right to a plot of land from councils. Local Planning Authorities are to help local custom builders to find a suitable plot of land to build a new home. A register of individuals wishing to build their own home is to be kept. South Cambridgeshire District Council was one of</u></p>	

Proposed minor modification number	Policy / paragraph number / site reference	Proposed minor modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<u>the vanguard councils to pioneer the scheme.</u>	
MM/SC/G/B	Glossary	<p>Revise glossary definition of Gypsy and Traveller:</p> <p><u>Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently but, excluding members of an organised group of travelling showpeople or circus people travelling together as such.</u></p> <p>Source: Planning Policy for Traveller Sites, 2015.</p>	<p>Consistent with National Policy</p> <p>On 31 August 2015, the Government published Planning Policy for Traveller Sites which should be read in conjunction with the National Planning Policy Framework. The new planning policy document redefines 'traveller' in planning policy to exclude those who no longer travel permanently.</p> <p>Minor modification to be consistent with national policy.</p>

Modification PM/SC/2/E(i)

Paragraph 2.21 revised table:

	Existing Completions and Commitments (both areas)	New Sites Cambridge	New Sites South Cambs	TOTAL	%
Cambridge Urban Area	3,287 <u>5,358</u>	3,324 <u>1,470</u>	0	6,611 <u>6,828</u>	20 <u>19</u>
Edge of Cambridge	11,361 <u>11,370</u>	430 <u>890</u>	100 <u>410</u>	11,891 <u>12,670</u>	35
New Settlements and <u>Cambourne West</u>	5,965 <u>3,445</u>	0	4,370 <u>4,610</u>	10,335 <u>8,055</u>	31 <u>23</u>
Villages Rural Area (including windfalls)	3,853 <u>7,284</u>	0	895 <u>936</u>	4,748 <u>8,220</u>	14 <u>23</u>
TOTAL	24,466 <u>27,457</u>	3,754 <u>2,360</u>	5,365 <u>5,956</u>	33,585 <u>35,773</u>	100

Modification PM/SC/2/F

Paragraph 2.22 revised table:

	Structure Plan 1999 to 2016	%	New Local Plan Strategy 2011 to 2031 (both areas)	%
Cambridge Urban Area	8,900	27	6,611 <u>6,828</u>	<u>20</u> 19
Cambridge Fringe Sites	8,000	25	11,891 <u>12,670</u>	35
New settlements	6,000	18	40,335 <u>8,055</u>	31 <u>23</u>
Villages	9,600	30	4,748 <u>8,220</u>	14 <u>23</u>
TOTAL 1999 to 2016	32,500	100	33,585 <u>35,773</u>	100

Agenda Item 4

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Portfolio Holder

14 March 2016.

LEAD OFFICER: Director of Planning and New Communities.

Amendments to the current Scheme of Delegated Powers

Purpose

1. To consider the responses received in respect of the proposed changes to the scheme of delegation and make a recommendation on a revised scheme to Planning Committee.
2. The scheme of delegation and functions for planning decisions form part of the Council's Constitution.

Recommendations

3. That the Planning Portfolio Holder endorses and recommends to the Planning Committee that the current scheme of delegation be amended in the following manner:
 - i) to allow to all decisions to be delegated other than those listed in Appendix A
 - ii) that the time given for District Councillors to request an application be considered by Planning Committee is extended from 21 to 28 days,
 - iii) that the automatic referral to Planning Committee is removed when an officer recommendation of approval conflicts with representations by the Parish Council and these cannot be substantially addressed by planning condition. Instead this is replaced by the right of the Parish Council to request an application is considered by Planning Committee. The request must be supported by material planning reasons and the final decision on whether the application is considered by Planning Committee will be taken by the Chairman of Planning Committee as advised by the Designated Officer (Head of Development Management or Head of New Communities)
4. That the Revised Scheme of Delegation should be given at least a year to bed in, and a formal review process involving Parish Councils should take place within 24 months.

Reasons for Recommendations

5. This proposal forms part of a programme of changes to improve processes within the Planning Service to ensure it is providing an efficient and effective service to all its customers. In this new format, The Scheme can readily accommodate any future changes in national regulation and policy, e.g. new types of application or prior notifications.

6. It will allow Planning Committee to focus on the most significant and/or contentious planning applications and support closer working between Parish Councils and their District Councillors.

Background

7. All Councils are encouraged to keep their policies and procedures under review. It is some time since this Council has done this, save for changes in November 2014 which were of a technical nature and were made in response to government additions to the planning system. These did not materially affect the level of delegation.
8. At present approximately 90% of the Council's planning decisions are delegated to officers. Even so its Planning Committee still has lengthy agendas, regularly including matters of a minor nature. The number of planning applications received by the Council remains high, as does the nature and complexity of planning proposals.
9. To address this, the Portfolio Holder at his meeting on 8th September 2015 agreed to review the current scheme of delegation, and consult on a revised scheme. At his meeting on 17th November 2015, having listened to the responses received and the ensuing debate, the Portfolio Holder asked officers to look again at the scheme of delegation of planning decisions, and deferred making a recommendation for a period of up to six months
10. The Scheme now proposed has been developed in response to wide consultation with and comments of Parish Councils (September/October 2015, and January/February 2016) and discussions at a District Councillor Workshop on 22nd October, the Parish Planning Forum 22nd October 2015 and the Planning Portfolio Holder Meeting on 17th November 2015.

Considerations and Options

Proposed Scheme of Delegation

11. The first proposed change relates to how The Scheme is set out.
12. At present The Scheme lists all the matters to be delegated. The proposal Scheme allows for all decisions to be delegated other than those set out in Appendix A and as such is a more flexible format which can readily accommodate changes in national regulation and policy, for example the introduction of new application types such as notification of prior approval.
13. The second change relates to the automatic referral of both minor and major applications where an officer is recommending approval and this would conflict with the representations of a Parish Council and where that representation would not substantially be satisfied through the use of planning conditions. Instead it is recommended that be replaced with a request by Parish Councils. So when a Parish Council is consulted on a planning application it would be asked at that stage not only to comment on the merits of the proposal, but to also consider whether this was an application that it felt should be referred to Planning Committee and the reasons for this view. These requests would be referred to the Chairman of Planning Committee as advised by the Head of Development Management for final decision.
14. This corrects the current anomaly in the process whereby Parish Councils have an automatic referral, whereas District Councillors, who form part of the Council, can only refer through designated officers and the Chairman of The Planning Committee.

Under the proposed scheme they will both have the same opportunity to request an application be considered by Planning Committee so long as they set out the material planning reasons for doing so.

15. All District Councillors would retain the ability to call in at the end of the consultation period any application to the Planning Committee, subject to the Chairman's agreement upon the planning reason for doing so. The period for doing this is proposed to be extended from 21 days to 28 days, to allow the District Councillor to talk with and take account of the Parish Council formal responses. This should enable local district and parish council members to work more closely together in representing local community views and would still allow a referral to committee if a particular scheme was felt to be particularly controversial locally.
16. The consultation form for Parish Councils would be amended as set out in Appendix B. It includes the specific question about whether the Parish Council wishes to refer the application to Planning Committee, and if so to set out the reasons why. The form lists typical material considerations and those which are not. It reminds Parish Councils of the value and importance of attending Planning Committee to support it comments. This draft form has been sent to Parish Councils for comment. A number commented that it was an improvement and that additional of information about material considerations was helpful.
17. Where a Parish Council or District Councillor request for referral is not supported, the Chairman of the Planning Committee will set out the reasons why in writing, taking into account the following criteria:
 - Relevant material planning considerations raising significant planning concerns
 - Significant implications for adopted policy
 - The nature, scale and complexity of the proposed development.
18. This revised Scheme has been developed in response to comments by Parish Councillors, District Councillors and CPRE. All comments received in the most recent consultation are set out in Appendix C, together with a response to each point made
19. During this consultation a number of points were raised and these are addressed in the following paragraphs.
20. The final clause within the January Version of proposed Scheme of Delegation (Appendix D) was queried by two Parish Councils. Both asked for this to be reviewed to ensure that departures from the Local Plan will be presented to Planning Committee (unless the application is to be refused). In this final version (Appendix A), the wording has been amended to address this comment.
21. Two consultees raise queries about the criteria by which the Chairman in consultation with the Designated Officer will make the judgement on whether applications will be referred to Planning Committee. These are set out in paragraph 17 above. In addition, if a request for referral to committee is declined, a written response will be given setting out the reasons for the decision. Over time it is envisaged that all parties will become more familiar with the process and reasons. Feedback on this mechanism will form part of a future review.
22. Several Parish Councils ask for more notice of applications that are going to Planning Committee, so that they can make arrangements for representatives to attend. At present Parish Councils are notified five working days in advance when the agenda papers are publicly available. Increasing this will certainly be possible on the larger

schemes which have Development Delivery Agreements in place with agreed timescales, (usually including a Planning Committee date as a key milestone). For the other applications, we will see what we can do to bring this forward. We are currently reviewing our planning process, and will aim to increase this to ten working days.

23. Implementation of the revised Scheme of Delegation will be kept under review. Given the length of time it takes for planning applications to go through the process, and given the wide range of other improvements being introduced in the Planning Service, it is recommended that the proposed Scheme of Delegation be given at least a year to bed in. As such it is recommended that it should be formally reviewed within 24 months, with Parish Council input into the review.

Options

24. The earlier scheme which was discussed and consulted In September/October included replacing the automatic referral for Parish Councils with one by District Councillors only, with the aim of encouraging Parish Councils and District Councillors to work more closely together to represent local community views. A large number of Parish Councils were concerned by this approach which left District Councillors as gate keepers.
25. Following discussions with both District- and Parish Councillors at the Parish Planning Forum on 14th October 2015, the current proposals emerged and gained considerable support. These were the subject of further consultation in January/February 2016.
26. Extending the current referral arrangement of Parish Councils to one of full delegation for decision upon certain types of applications was outlined in an earlier Portfolio Holder report but not taken forward. This has been explored in the past by a few Councils, notably Cornwall and Chelmsford but has been rejected in order for the District Council to retain its integrity and responsibility as the Local Planning Authority. The desire to make planning decisions at a more local level has resulted in area planning committees in various authorities. These are however expensive to run and can be complex in operation.
27. Leaving the Scheme of Delegation unchanged is not an option given the current high number of planning applications and the need to ensure that Planning Committee is able to focus on the more significant and controversial applications as well as having time to prepare by way of briefings and training.

Consultations

28. There has been wide consultation on these proposed changes to The Scheme of Delegation. The second round of consultation ran from 14 January until 19 February 2016.
29. All Parish Councils were consulted on the proposed changes, and a reminder sent out on 10 February 2016.
30. Responses were received from 13 Parish Councils (Lt Abington, Cottenham, Fowlmere, Girton, Granchester, Hatley, Hauxton, Histon and Impington, Milton, Stapleford, Swavesey, Thriplow, Whaddon) and the CPRE
31. All comments received are set out in Appendix C together with a response to each point made.

32. In summary there is broad support from those Parish Councils that responded to the consultation. Of 13 Parish Councils that commented, 11 either support or raise no objections to the proposed Scheme. Two request an amendment in respect of the final clause, which is accepted. In addition several have asked for the length of notice of applications going to Planning Committee to be extended; this is acknowledged and has been addressed in Paragraph 25 above. Two consultees express concern about the mechanism by which requests will be considered.
33. An update on the Scheme of Delegation will be included within the agenda for the next Parish Planning Forum on 22 March 2016.

Conclusions

34. The proposed changes aim to increasing efficiency, and to support closer working between District Councillors and Parish Councils. It will allow Planning Committee to focus on the more significant and/or contentious cases, having regard to any that are felt to be particularly controversially locally.
35. The revised Scheme has been developed following wide consultation and in response to comments made by Parish Councils and District Councillors.
36. For these reasons it is recommended that proposed amendments to the scheme of delegation are supported.

Implications

Financial

37. There are no direct financial implications arising from the proposals

Staffing

38. There will be benefits arising from the proposals, in terms of reducing the amount of time that officers spend on preparation of Committee reports

Equality and Diversity.

39. It is not considered that an Equality Impact Assessment is required in relation to the proposals in this report as it relates to amendments to existing procedures. The amended Scheme of Delegation still allows for individual planning applications that would normally be delegated to officers for a decision, but that may raise sensitive issues/ have equal opportunities implications, to be referred to Committee by Members or at the discretion of officers.

Environmental

40. There are no environmental implications arising from the proposals.

Appendices

Appendix A - Proposed Scheme of Delegation (March 2016 Version)

Appendix B - Revised Consultation Form for Parish Councils.

Appendix C – Consultee Responses.

Appendix D - January Version of Proposed Scheme of Delegation.

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Appendix A

Proposed delegation of planning decisions in South Cambridgeshire (March 2016)

South Cambridgeshire District Council operates an adopted scheme of delegation which sets out the range of decisions that designated officers can make on behalf of the Council. Decisions on the majority of planning proposals and associated applications are delegated to designated officers without the need for them to be decided by members at Planning Committee

Delegated decisions are carefully considered by the case officer who outlines their recommendations, and reasons behind the recommendations, in a balanced delegated report, which is checked by a designated officer before a decision is agreed and issued.

By operating a scheme of delegation, decisions are made in good time, in line with statutory target dates, and the Planning Committees can concentrate on the most contentious and significant proposals.

Applications will be dealt with under delegated powers unless:

a) A Local Member or Parish Council writes, or emails a request for a particular application to be considered by Planning Committee, sound planning reasons are given for why this is considered necessary and the request is accepted by the Chairman of Planning in consultation with designated Officers.

The request by Parish councils should be made within 21 days of the date of registration and by Local Members not later than 28 days of the date of registration of the application, or within 14 days of receipt of any subsequent significant amendment to a current proposal. If the Chairman declines a request, a written explanation will be given to the Parish Council and copied to the Local Member.

b) An application is made by an elected Member or an officer of the Council, or a household member of either of such persons, and representations objecting to the application have been received (delegation is still permitted if the application is refused);

c) If approved, the application would represent a significant departure from the approved policies of the Council (officer delegation is still permitted if the application is to be refused). Significant departures will include but are not limited to development which requires referral to the Secretary of State;

d) Any 'Major' or 'Minor' application relating to the Council's own land or development where representations have been received against the proposal;

e) The application is for the demolition of a listed building or a Building of Local Interest or

f) The application is one that in the opinion of officers, in consultation with the Chairman and Vice-Chairman, should be determined by Committee because of special planning policy considerations, the complexity of the application, the application is significant and/or strategic importance to an area beyond both specific site and parish.

Note:

For the purposes of considering requests under clause a The Chairman in consultation with designated officers will have regard to the following criteria:

- Relevant material planning considerations raising significant planning concerns
- Significant implications for adopted policy
- The nature, scale and complexity of the proposed development.

Planning reasons:

Note: Where a Parish Council requests that an application is determined by Planning Committee there is real value and importance in Parish Council representatives attending Planning Committee to support their comments. Please note that the Parish Council can be represented at Planning Committee by any of its Councillors or the Parish Clerk (with the approval of their Parish Council).

Signed.....Date.....
Clerk to the Parish Council or Chairman of the Parish Meeting

What are Material Considerations?

A material consideration is a matter that should be taken into account in deciding a planning application or appeal against a planning decision.

Examples of material considerations can include (but are not limited to).

- Overlooking /loss of privacy
- Loss of light/overshadowing
- Highway Safety
- Traffic
- Parking
- Noise
- Layout and density
- Design, appearance and materials
- Effect on listed Building and Conservation Areas
- Nature Conservation and or impact on protected trees or the landscape.
- Disabled Person's access
- Government Policy
- Compliance with the Local Plan.

The following are **not normally** issues that can be taken into account:

- Loss of property value
- Issues of market competition
- Loss of a view
- The applicant's motive, character or personal circumstances
- Matters covered by other legislation including restrictive covenants
- Issues relating to landownership/property boundaries.
- Moral or religious Issues.

Appendix C Responses Received Following Consultation on Changes to Proposed Scheme of Delegation Jan/Feb 2016

Consultee	Comment	Officer Response
Lt Abington PC	<p>1.The Parish Council was broadly in support of the updated proposals.</p> <p>2.It reiterated their request for the establishment of better and closer working relationships with officers in the planning team. Whilst recognising that this may be easier in large communities SCDC should consider the option of pairing representatives with groups of communities which often have similar interests. As you may be aware applications for housing developments in both Great and Little Abington are anticipated in the near future and it would be helpful to have a consistent link to the planning team .</p> <p>3.The parish council would welcome opportunities for further training and to improve their understanding of planning processes.</p> <p>4I have accessed the planning map https://www.scams.gov.uk/content/planning-applications-map to which you refer. It does need further explanation. For example I searched on a recent planning application where I know the property has trees with TPOs yet they did not seem to be shown on the map.</p>	<p>1.Support noted and welcomed.</p> <p>2. We are always looking at ways to improve our working relationships. We have dedicated officers/single point of contacts for the growth sites and are looking to introduce this for larger sites or parishes where a number of applications have been received e.g. Waterbeach and Cottenham. We will talk with Gt & Lt Abington directly about what arrangements they would like to have.</p> <p>3. Last year 8 training sessions were held across the District. The programme for 2016/7 is currently being prepared.. More information will be available shortly.</p> <p>4. we will look into this further.</p>
Cottenham PC	<p>This proposed scheme is generally acceptable to Cottenham Parish Council and we thank the Planning portfolio Holder and SCDC staff for listening and responding to our criticism of the earlier version. In particular, this version:</p> <p>1.outlines much more clearly how these delegated decisions are made and the internal review processes involved to maintain standards; an obscure process has become a little more transparent;</p> <p>·2.removes any front-end gate-keeper role by District Councillors; this avoids risks of delay or obstruction and minimises uncertainty;</p>	<p>1 – 4 Support noted and welcomed.</p>

	<p>·3. introduces clearer communication of a Parish Councils' concerns about possible delegated approvals and wishes for referral; local knowledge is important;</p> <p>4. requires clearer justification of a refusal for a decision to be referred to Planning Committee; trust will only be maintained by transparency.</p> <p>We remain concerned by:</p> <p>5.the uncertainty over whether or not a PC's recommendations have been received; this could easily be rectified.</p> <p>6.the limited notice given of Planning Committee referrals; few Parish Councils can guarantee to make someone familiar with a particular application available with only a few days notice.</p>	<p>5 We encourage Parish Councils to submit their comments via the website. We will explore an automatic acknowledgement for these.</p> <p>6. At present agenda papers go out to Parish Councils 5 days in advance, when the papers are publicly available. As part of our current review of planning procedures we will look to do their earlier and hope to be able to give 10 working days notice.</p>
<p>Fowlmere PC</p>	<p>1.Fowlmere Parish Council (FPC) is grateful that SCDC has taken account of the concerns clearly expressed in the last consultation on this matter, and has revised the proposals.</p> <p>2.FPC supports the principle that planning applications with material planning considerations should be considered by SCDC Planning Committee where there is a difference of opinion between SCDC planning officers and the SCDC Local Member or relevant Parish Council, based on those material planning considerations.</p> <p>3.FPC welcomes the draft application letter for referral of an application to the Planning Committee setting out examples of material planning considerations as being very helpful. It notes that the lists given are not claimed to be comprehensive.</p> <p>4.FPC notes that new proposal is that such requests will be considered by the Chairman of Planning in consultation with designated Officers. There is a major flaw in this. The system</p>	<p>1Comments noted and welcomed.</p> <p>2.This does not form part of the proposed scheme. Whether or not there is a difference between Officer sand Parish Councils/ Members will no longer be a criteria on which a decision will be made whether applications go to Planning Committee.</p> <p>3. Support for revised consultation letter is noted and welcomed.</p> <p>4-5.The final decision about which applications go to Planning Committee will rest with the Chairman of the Planning Committee – a Councillor, not an</p>

proposed will be biased in favour of planning officers. Planning officers have every incentive to recommend that planning applications are handled under delegated powers, which reduces the number of applications where the planning officer's recommendation is rejected by the Planning Committee. It would also make it easier to meet targets, which is not the proper objective of the planning system.

5. There is a second aspect that is equally problematic. The consultation between the Chairman of the Planning Committee and planning officers will be a closed session, not an open meeting subject to democratic scrutiny. No minutes will be produced and made public. This is wholly inconsistent with the principles of open government.

6. Finally, the proposal reduces the opportunities for elected Members to appraise the performance of planning officers. Elected members are responsible for the appointment and performance of planning officers, and need to have as much opportunity as possible to discharge those responsibilities effectively.

7. FPC considers that it is a proper purpose of the Planning Committee to reflect on disputed interpretations of material planning considerations which arise where there is a difference of opinion between planning officers and the Local Member/Parish Council.

8. FPC does not support the right to refer planning applications to the Planning Committee where there are not material planning considerations at issue, but a more robust and unbiased system needs to be devised.

9. FPC notes the definition of a 'significant departure from the approved policies of the Council' is that the application represents 'a development which requires referral to the Secretary of State'. This is a very big hurdle indeed. There are many applications which are

Officer.

Officers and the Chairman of Planning Committee recognise the balance that needs to be struck when making decisions, including the timeliness of decisions.

Any request will be assessed against the following criteria:

- a) Relevant material planning considerations raising significant planning concerns
- b) Significant implications for adopted policy
- c) The nature, scale and complexity of the proposed development.

If a request is declined, a written explanation will be sent to the relevant Parish Council/District Councillor.

6. The performance of the Planning Service is reported regularly to the Planning Portfolio Holder which gives opportunity to scrutinise and debate performance.

7-8 Comments noted.

9 The last clause of the Revised scheme has been further amended to clarify this point, to acknowledge that Significant departures include but are not limited to those referred to the Secretary of State. (refer Appendix A)

	in contravention of SDCDC's Local Plan, but would not be called in by the Secretary of State. A better and less demanding definition which responds better to local conditions, is required	
Girton PC	Girton PC is broadly in agreement with the proposed changes to the Scheme Of Delegation	Support noted and welcomed.
Granchester PC	Grantchester Parish Councillors discussed the proposed changes at a recent meeting and have no further comments to make.	Comments noted and welcomed.
Hatley PC	<p>1.The Parish Council approves the new proposal which maintains direct communication between the Parish Council and the Planning Team regarding referrals to Planning Committee.</p> <p>2. The draft consultation letter is also useful in giving Parish Councils an opportunity to request for certain planning cases to be escalated to Planning Committee whilst ensuring that clear material reasons can be accounted for.</p> <p>3.Hopefully the proposed changes will achieve the desired efficiencies within the planning department whilst retaining good communication with Parish Councils on contentious planning applications.</p>	<p>1Comments noted and welcomed.</p> <p>2 Support for revised consultation letter is noted and welcomed</p>
Hauxton PC	Hauxton PC welcomed the proposed changes.	Support noted and welcomed.
Histon & Impinton PC	<p>1.Additional comments:</p> <p>1.Access to case officers for Parish Councils requires significant improvement.</p> <p>2In order for this form of delegation to be effective, Parish Councils need to know as soon as possible whether applications that they would recommend refusal for are getting Officer approval so that the necessary case can be made.</p> <p>2 Operation of the scheme should be reviewed, with Parish Council input, after 12 months</p>	<p>Comments noted and welcomed.</p> <p>1We are looking at ways to improve our working relationships with all stakeholders including Parish Councils.</p> <p>2. Parish Councils need to consider this at the outset for all applications, setting out their comments and any concerns, and considering whether they would like to request the application to go to Planning Committee and if so the reasons for doing this. This should be done irrespective of the officer recommendation.</p>

	<p>3.Comment on the appendix 1 proposals:</p> <p>- bullet point 3 ie:</p> <p><i>If approved, the application would represent a significant departure from the approved policies of the Council (officer delegation is still permitted if the departure from policy would not conflict substantially with the aims and objectives of the policy or the application is to be refused). For these purposes significant departures are defined as a development which requires referral to the Secretary of State;</i></p> <p>Strike: "the departure from policy would not conflict substantially with the aims and objectives of the policy or"</p> <p>Reason: planning committee should be made aware, and agree, where a planning application is to be approved that represents a significant departure from approved policies</p>	<p>3. A timely review is recommended including Parish Councils in the process.</p> <p>3.Comment noted and accepted – refer Appendix A.</p>
<p>Milton PC</p>	<p>No comments to make on the proposal; it will put a copy of the new procedures in their 'bible' once everything has been agreed.</p>	<p>Comments noted and welcomed.</p>
<p>Stapleford PC</p>	<p>Stapleford Parish Council support the changes to make the system more comprehensive</p>	<p>Support noted and welcomed.</p>
<p>Swavesey PC</p>	<p>1.Swavesey Parish Council has no further major comments to add to its previous ones, other than it is now pleased to see that Parish Councils can directly request that applications be referred to Planning Committee.</p> <p>2.The one comment that was mentioned was that Planning Committee agendas are often very long. With Cllrs often having to take time away from work to attend they can be waiting for some considerable time to speak at their relevant item. If it was possible to give a time indication it would be helpful.</p>	<p>1Comments noted and welcomed.</p> <p>2. It is very difficult to predict the time that items will be held within a Committee Meeting. Parish Councils can speak with the case officer who will try and estimate it judging ny the preceeding items on the specific agenda. It will always be an estimate.</p>

	<p>3.The other comment we made earlier was the possibility of Planning Committee being split into regions, thereby making the meetings shorter.</p>	<p>3. The Council is not currently considering area committees.</p>
<p>Thriplow PC</p>	<p>Whilst Thriplow Parish Council has no objection in principle to the proposals.</p> <p>1.There is a problem with the timescales proposed. This is especially so given that most planning applications are sent to us in 2nd Class Post giving what is often a narrow window for consideration. Most of our councillors like to see the hard copy documents. It would be helpful if the maximum time allowed for consideration (21 days) were in fact the time actually provided for consideration. This is especially so in contentious applications. Unfortunately the timing for proposed amended applications being changed to 14 days makes the situation even more impractical.</p>	<p>Comments noted and welcomed.</p> <p>1If an extension of time is required to consider an application, the Parish Council should contact the case officer who will grant it whenever possible.</p> <p>A preference for hard copies is noted; however over the coming year (s), the Planning Service will be moving towards a more 'paperless system' . We will discuss with Parish Councils how we can best achieve this together.</p>
<p>Whaddon PC</p>	<p>Whaddon Parish Council are much happier with these proposals.</p> <p>1We are pleased that SCDC has taken on board so many of the viewpoints expressed by Parish Councils in the earlier consultation exercise.</p> <p>2We also like the draft consultation letter that would go to Parish Councils, giving them the option to seek referral to the Planning Committee, and find the examples of Material Considerations very helpful.</p> <p>3.We would like to make one further request regarding Planning Committees. Would it be possible for SCDC to amend its procedures so that Parish Councils are notified when a referral has been made to a Planning Committee, if possible with the date and time of that meeting? At the moment we are not informed if applications are going to Planning Committee. Changing this, so that Parish Council's are informed as a matter of process might also address the issue of</p>	<p>1.Support noted and welcomed.</p> <p>2 Support for revised consultation letter is noted and welcomed</p> <p>3 At present agenda papers go out to Parish Councils 5 days in advance, when the papers are publicly available. As part of our current review of</p>

	<p>low Parish Council representation at Planning Committee meetings. Hopefully more Parishes would send representatives if they knew that a meeting was taking place. We would ideally like to be informed of all applications within our Parishes that are going to a Planning Committee but would hope, at a minimum, to be informed of those where the Parish Council has requested this referral. We understand that there is to be a review of Planning Committee procedures undertaken in 2016.</p>	<p>planning procedures we will look to do their earlier and hope to be able to give 10 working days notice.</p>
<p>CPRE</p>	<p>CPRE notes the amendments following the last consultation</p> <p>1. We support the principle that material planning considerations need to be identified by the local councillor or parish council when they disagree with recommendations from officers of the District Council and a referral to Planning Committee is requested. Equally we have no issue with the list of material planning factors set out in your latest version.</p> <p>2. However, we remain concerned that the final decision, based on an interpretation of whether there is a valid material planning consideration, rests not with the local councillor or parish but within the District Council by the Chairman of the Committee in consultation with officers. You will be well aware that there can be many interpretations of the factors listed. For example "parking" - the parish may consider this to be inadequate but the officers do not. In such a case, would referral succeed?</p> <p>3. Whilst we understand the drive to determine as many applications as possible through delegated powers in order to speed up decision making, we feel that this should not be at the expense of referring contentious applications to Committee where a full and open democratic debate can take place."</p>	<p>1. Support for this approach welcome and noted.</p> <p>2. The Chairman of Planning Committee will have regard to the following criteria when considering</p> <ul style="list-style-type: none"> a) Relevant material planning considerations raising significant planning concerns b) Significant implications for adopted policy c) The nature, scale and complexity of the proposed development. <p>If for, example parking, was a concern it would depend on the degree of the problem. Inadequate parking is a material consideration and if it was a significant under provision it is likely to be concern to both Officers and Parish Council alike.</p> <p>3. The aim of the Revised Scheme is to allow sufficient time at Planning Committee for the larger, and more contentious applications.</p>

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Appendix D

Proposed delegation of planning decisions in South Cambridgeshire (Jan 2016)

South Cambridgeshire District Council operates an adopted scheme of delegation which sets out the range of decisions that designated officers can make on behalf of the Council. Decisions on the majority of planning proposals and associated applications are delegated to designated officers without the need for them to be decided by members at Planning Committee

Delegated decisions are carefully considered by the case officer who outlines their recommendations, and reasons behind the recommendations, in a balanced delegated report, which is checked by a designated officer before a decision is agreed and issued.

By operating a scheme of delegation, decisions are made in good time, in line with statutory target dates, and the Planning Committees can concentrate on the most contentious and significant proposals.

Applications will be dealt with under delegated powers unless:

- A Local Member or Parish Council writes, or emails a request for a particular application to be considered by Planning Committee, sound planning reasons are given for why this is considered necessary and the request is accepted by the Chairman of Planning in consultation with designated Officers.

The request by Parish councils should be made within 21 days of the date of registration and by Local Members not later than 28 days of the date of registration of the application, or within 14 days of receipt of any subsequent significant amendment to a current proposal. If the Chairman declines a request, a written explanation will be given to the Parish Council and copied to the Local Member.

- An application is made by an elected Member or an officer of the Council, or a household member of either of such persons, and representations objecting to the application have been received (delegation is still permitted if the application is refused);
- If approved, the application would represent a significant departure from the approved policies of the Council (officer delegation is still permitted if the departure from policy would not conflict substantially with the aims and objectives of the policy or the application is to be refused). For these purposes significant departures are defined as a development which requires referral to the Secretary of State;
- Any 'Major' or 'Minor' application relating to the Council's own land or development where representations have been received against the proposal;
- The application is for the demolition of a listed building or a Building of Local Interest or
- The application is one that in the opinion of officers, in consultation with the Chairman and Vice-Chairman, should be determined by Committee because of special planning policy considerations, the complexity of the application, the application is significant and/or strategic importance to an area beyond both specific site and parish.

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Report To: Planning Portfolio Holder
Lead Officer: Director, Planning and New Communities

14 March 2016

Response to consultation on Strategic Policies in the adopted Development Plan for South Cambridgeshire

Purpose

1. To report the results of the consultation carried out with parish councils within the district about the policies in the adopted development plan for South Cambridgeshire to be identified as strategic policies 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 :
 - a) Notes the comments made during the consultation about strategic policies with parish councils in South Cambridgeshire contained in Appendix B of this report:
 - b) Formally agrees the policies in the currently adopted development plan for South Cambridgeshire that are to be considered as strategic for the purposes of neighbourhood planning. These are listed in Appendix A of this report.

Reasons for Recommendations

4. It was agreed at the Planning Portfolio Holder meeting on 4 December 2015 that a consultation should take place with interested parties such as parish councils on the list of policies in the adopted development plan proposed to be identified as strategic policies for the purposes of neighbourhood planning. The consultation was intended to give the opportunity for Parish Councils to comment on the draft list before it is formally adopted by the Council in view of the significance of the list to Parish Councils in the context of the preparation of neighbourhood plans.

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.

6. 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.
7. At his meeting in December 2015 the Planning Portfolio Holder considered a report identifying the strategic policies in the currently adopted development plan for South Cambridgeshire for neighbourhood plan purposes. These policies were identified using national guidance and the same methodology as had been used to identify the strategic policies in the Submission Local Plan in November 2014.
8. It is considered necessary to identify the strategic policies in the adopted development plan as there has been a delay in the adoption of the Submission Local Plan. There are a number of parish councils (PCs) who are now preparing NPs, which may be submitted to SCDC for examination before the Local Plan is adopted. These NPs will have to be in general conformity with the strategic policies in the currently adopted plans and must show that they have met this basic condition to be successful at examination. 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.
9. Appendix A includes a list of all the policies contained within the adopted development plan for South Cambridgeshire and identifies which of these the Council are to be strategic policies for neighbourhood planning purposes. The adopted Area Action Plans (AAP) are also part of the adopted development plan for the district and it was agreed in November 2014 by the Planning Portfolio Holder that all policies within these AAPS are considered strategic as they plan to delivery of homes and jobs within the district.

Consultation

10. At the December meeting the Planning Portfolio Holder agreed that a consultation should be carried out with all the PCs within the district to give them an opportunity to consider whether the approach proposed to be taken by SCDC was appropriate and to comment on the policies in the adopted development plan that SCDC consider to be strategic prior to a formal decision by the Council.
11. The consultation was carried out from 21 December 2015 until 19 February 2016.
12. Four PCs submitted comments during the consultation – Foxton PC; Cottenham PC, Gamlingay PC and Melbourn PC – all are ones who are currently preparing NPs. Their comments are summarised in Appendix B. The PCs welcomed the opportunity to comment and generally found the approach taken by SCDC followed the national guidance. It was recognised that many of the policies in the adopted development plan have been carried forward into the Submission Local Plan.
13. Foxton PC considered that by the time it has prepared its NP it would be the strategic policies in the Submission Local Plan that they would need to take account of. They

have suggested that a number of policies are not strategic. Officers have reviewed these policies and consider that only one should be removed from the list of strategic policies – Policy SF/7 Underground pipes, wires, fibres and cables as it is not a policy that has been carried forward into the Submission Local Plan.

Considerations

14. Following the consultation and consideration of the comments made by PCs it is proposed by officers to suggest only one minor change be made to the list of strategic policies consulted on. The recommendation in paragraph 3 is therefore to note the comments received and for the Council to formally agree the list of strategic policies in Appendix A as those to be considered by PCs preparing neighbourhood plans. Until such time as the Submission Local Plan is adopted, these are the strategic policies that PCs preparing NPs must be in general conformity with in order to meet the relevant basic condition.

Options

15. The Portfolio Holder could
 - (a) Decide to formally agree the list of strategic policies as subject to consultation with PCs. (See Appendix A)
 - (b) Decide to delay identifying the strategic policies in the adopted development plan, making the assumption that PCs will not progress their NP until after the Submission Local Plan is adopted. However this would lead to uncertainty for PCs preparing plans as they would not know which policies in the development 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

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

Financial

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

Legal

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

Staffing

19. Support for neighbourhood planning is delivered within existing and agreed additional 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

20. 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

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

Consultation responses (including from the Youth Council)

22. Consultation has taken place with the Sustainable Communities and Partnerships Team.

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 adopted development plan for South Cambridgeshire
B: Comments made by Parish Councils during the consultation

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

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

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Strategic policies in adopted development plan for South Cambridgeshire

- **Criteria used for identifying Strategic Policies**
- **Table identifying Strategic Policies in the adopted development plan**

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.

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

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

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

Policy in Development Control Policies DPD	NPPF Guidance (Para 156)	NPPG Defining strategic policies	Comments
ET/10 Tourist Facilities and Visitor Accommodation	1,2	AD	Policy setting out an overarching objective
SF/1 Protection of Village Services and Facilities	2,4	ABD	Policy setting out an overarching objective
SF/2 Applications for New Retail Development	1	AB	Policy setting out an overarching objective
SF/3 Retail Development on Land Allocated for Other Uses	1	AB	Policy setting out an overarching objective
SF/4 Retailing in Villages	1	AB	Policy setting out an overarching objective
SF/5 Retailing in the Countryside	2	ACE	Policy setting out an overarching objective
SF/6 Public Art and New Development			Policy that local community could review to be specific for their area.
SF/7 Underground Pipes, Wires, Fibres And Cables			Policy not carried forward into Submission Local Plan
SF/8 Lord's Bridge Radio Telescope	3	AC	Policy setting out an overarching objective. Essential to protect operation of internationally important telescope.
SF/9 Protection of Existing Recreation Areas	2,4	AB	Policy setting out an overarching objective
SF/10 Outdoor Playspace, Informal Open Space, and New Developments	2,4	BCE	Strategic as minimum standard to ensure provision of open space in new developments
SF/11 Open Space Standards	2,4	BCE	Strategic as minimum standard to ensure provision of open space in new developments
SF/12 The River Cam	2,4	BD	Policy seeking to shape broad characteristics of development
NE/1 Energy Efficiency		ABC	Strategic to deliver climate change mitigation and adaption. Policy seeking to shape broad characteristics of development.
NE/2 Renewable Energy		ABC	Strategic to deliver climate change mitigation and adaption. Policy seeking to shape broad characteristics of development.
NE/3 Renewable Energy Technologies in New Development	5	BE	Strategic to deliver climate change mitigation and adaption
NE/4 Landscape Character Areas	5	ABDE	Policy setting out an overarching objective
NE/5 Countryside Enhancement Areas	5	F	Policy seeking to shape broad characteristics of development.
NE/6 Biodiversity	5	ADE	Policy setting out an overarching objective
NE/7 Sites of Biodiversity or Geological Importance		ADE	Policy setting out an overarching objective
NE/8 Groundwater	5	ABDE	Policy setting out an overarching

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

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

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

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

Area Action Plans:

The adopted Area Action Plans (AAP) that are part of the adopted development plan 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.

Appendix B

Comments received from Parish Councils during the consultation on Strategic Policies

Parish Councils	Comments made	SCDC Response
Foxton PC	<p>Found it difficult to make a constructive response as all policies appear to be viewed as Strategic and, by the time we get to producing our Neighbourhood Plan, we would expect SCDC to have a new plan in place with potentially different strategic policies.</p> <p>Suggest following are not Strategic; SF 6, SF 7, DP 6, HG 4, HG 6, HG 7, ET 9, TR 5.</p>	<p>Policies not considered as strategic by Foxton PC:</p> <p><i>Policy SF6- Public Art and New Development</i> Has not been identified by SCDC as strategic. Response: No change required.</p> <p><i>Policy SF7 - Underground Pipes, Wires, Fibres And Cables</i> As this policy was not carried forward into Submission Local Plan (SLP) as not frequently used this could be excluded from strategic list. Response: Recommend change. Consider as non strategic policy</p> <p><i>Policy DP/6 Construction Methods</i> Disagree as policy seeks to shape characteristics of development and was carried forward into SLP. Response: No change recommended</p> <p><i>Policies HG4,6 &7 Affordable housing policies</i> Policies set an overarching objective. Policies amended and was carried forward into SLP with changes Response: No change recommended</p> <p><i>Policy ET/9 Farm Diversification</i> Overarching objective and was carried forward into SLP. Response: No change recommended</p> <p><i>Policy TR5 – Rail Freight Interchanges</i> Overarching objective Policy carried forward into SLP. Response: No change recommended</p>
Cottenham PC	<p>We believe that:</p> <ul style="list-style-type: none"> • The paper presented as Appendix A to Agenda Item 3 of the Planning Portfolio Holder’s meeting on 25th November demonstrates that 	Noted

Appendix B

Parish Councils	Comments made	SCDC Response
	<p>the process used by SCDC to select these policies complies with relevant criteria in National Planning Policy Framework and/or National Planning Policy Guidance.</p> <ul style="list-style-type: none"> • Appears little to argue with list of selected policies, especially as it is unlikely that SPs in adopted plan are more stringent than those in the emerging plan. <p>Will endeavour to prepare our draft Neighbourhood Plan to be consistent with both versions to minimise risk of rework later.</p>	
Gamlingay PC	<p>Thank you for inviting us to comment on your Neighbourhood Plan strategic policies documentation. Group at Gamlingay found document most helpful.</p> <p>Would have been useful for all sites which were identified under SP/14 Allocations for Open Space to be identified district wide in this document.</p> <p>Would also be useful to have list of all Conservation areas by village and show date when adopted and when they have been updated or reviewed subsequently.</p> <p>Also useful to have list of all village Frameworks, date when adopted, and when subsequently reviewed-district wide.</p> <p>A list of all Tree Preservation orders by village.</p> <p>Also helpful to have reference to SCDC Housing Strategy- in relation to general policies on public and private housing initiatives, Empty Homes Strategy, adopted policies on provision of Lifetime Homes, Disabled/wheelchair housing and adaptations policies, as well as Local Housing Needs Surveys by village, date when completed and subsequently reviewed. Also Council Housing Stock information and Housing Association stock</p>	<p>A NP has to be in general conformity with the strategic policies in the <i>adopted development plan</i>. This response From Gamlingay PC is asking for additional information about the different polices some of which is available in the relevant development plan documents in the supporting text to the policies. Other documents referred to are not part of the adopted development plan and therefore a NP would not have to specifically consider to meet the basic conditions test. The consultation was targeted at the local plan strategic polices.</p>

Appendix B

Parish Councils	Comments made	SCDC Response
	<p>information. Also Economic Development Strategy policies specifically relating to villages with identified Business /Industrial Estates.</p> <p>Possibly a link to Cambridgeshire County Councils Transport Strategy would also be useful to reference. Also City Deal work which has a direct effect on villages, including referencing additional rural housing agreement has also a direct effect on villages of South Cambridgeshire.</p> <p>I understands that some of these documents are not strictly 'strategic planning policies' but they are documents which directly affect villages and are produced by SCDC and other local authorities in partnership</p>	
Melbourn PC	<p>Melbourn PC has reviewed the documentation including the individual strategic policies and in our view we would urge the council to make them more robust. We also appreciate that leaving room for interpretation can work to the benefit of the communities when preparing their Neighbourhood Plans.</p> <p>We also note the Government's desire to encourage development, however in practice the advantage unfortunately lies with the developer and our experience suggests they do not necessarily have the community's best interest as a priority or outcome.</p>	Noted

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