



SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

EXTRAORDINARY COUNCIL MEETING
WEDNESDAY, 23 MARCH 2016

AGENDA AND REPORTS

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

EXCLUSION OF PRESS AND PUBLIC

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) of Part 1 of Schedule 12A of the Act (as amended)."

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

TO: The Chairman and Members of the
South Cambridgeshire District Council

NOTICE IS HEREBY GIVEN that an extraordinary meeting of the **COUNCIL** will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at **2.00 P.M.** on

WEDNESDAY, 23 MARCH 2016

and I am, therefore to summon you to attend accordingly for the transaction of the business specified below.

DATED 15 March 2016

JEAN HUNTER
Chief Executive

The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.

AGENDA

1. **APOLOGIES**
To receive any apologies for absence from Members.

2. **DECLARATIONS OF INTEREST**
To receive any declarations of interest from Members.

3. **SOUTH CAMBRIDGESHIRE LOCAL PLAN - CONSIDERATION OF CONSULTATION ON PROPOSED MODIFICATIONS**
It is recommended that Council:
 - (a) Agrees the report on consultation (Appendix A and the Supplement to Appendix A (i)), the proposed modifications to the South Cambridgeshire Local Plan (Appendix C) and the supplement to the Sustainability Appraisal Addendum (Appendix E) be approved for submission to the Inspectors examining the Local Plan.

 - (b) Agrees 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) Agrees 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.

Due to their size, Appendix A (Part B) and Appendices B, D, E, F, G, H, I and J have not been included within the agenda pack for this meeting. These are available for viewing online via the following link:

<http://scambsmoderngov.co.uk/ieListDocuments.aspx?CId=410&MId=6694&Ver=4>

(Pages 1 - 148)

GUIDANCE NOTES FOR VISITORS TO SOUTH CAMBRIDGESHIRE HALL

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While we try to make sure that you stay safe when visiting South Cambridgeshire Hall, you also have a responsibility for your own safety, and that of others.

Security

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- **Do not** use the lifts to leave the building. If you are unable to use stairs by yourself, the emergency staircase landings have fire refuge areas, which give protection for a minimum of 1.5 hours. Press the alarm button and wait for help from Council fire wardens or the fire brigade.
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You are not allowed to bring into, or display at, any public meeting any banner, placard, poster or other similar item. Failure to do so, will result in the Chairman suspending the meeting until such items are removed.

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

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Agenda Item 3



South
Cambridgeshire
District Council

Report To: Council
Lead Officer: Director of Planning & New Communities

23 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.

Recommendations

2. It is recommended that Full Council:
 - a. agrees the Report on Consultation (Appendix A and the Supplement to Appendix A (i)), the Proposed Modifications to the South Cambridgeshire Local Plan (Appendix C) and the supplement to the Sustainability Appraisal Addendum (Appendix E) be approved for submission to the Inspectors examining the Local Plan;
 - b. agrees 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. agrees 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.

Background

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 joint working throughout the process in recognition of the close functional relationship between the two areas and reflecting the duty to cooperate.
4. 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.
5. 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.

6. 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.
7. 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://scambbs.jdi-consult.net/localplan/index.php>.
8. 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.
9. 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.
10. 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. A small number of representations have been updated, following clarification from representors. These are shown in Appendix D (i) the Supplement to the Summary of Representations.
11. 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.

12. 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(i))
- 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(i))
- 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(ii)).
- Policy SS/3 Land North of Cherry Hinton – additional wording to state that vehicular access to the site will only be permitted via the new spine road (unless required for emergency access) (PM/SC/3/A) (added after the portfolio holder meeting, see paragraph 19 below).

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)).
- Policy 12 Land North of Cherry Hinton– additional wording to state that vehicular access to the site will only be permitted via the new spine road (unless required for emergency access) (PM/CC/3/A) (added after the portfolio holder meeting, see paragraph 19 below).

13. The final proposed modifications to the South Cambridgeshire Local Plan to respond to the Inspectors' letter of 20 May 2015 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.

Consideration by the Joint Strategic Transport and Spatial Planning Group and Planning Portfolio Holder

14. The Joint Strategic Transport and Spatial Planning Group on 14 March 2016 recommended that the Council agree the officer recommendation. Main issues raised in discussion were:
- Proposed deferment of provisional modification relating to land South of Cambridge Biomedical Campus – There was support for completing the additional work, but queries regarding timescales. Concern expressed that there was not a risk of slowing the overall examination timescales by undertaking the work.
 - Transport – clarification was sought in relation to the Councils' approach to the transport assessment work undertaken last year along with wanting to understand if there was any evidence on the costs of transport schemes associated with sites on the edge of Cambridge as a comparison to new settlements.
 - Development strategy - general comment that the plans are not over reliant on the delivery at new settlements with a substantial amount of overall development planned in and on the edge of Cambridge.
 - Changes to national policy in relation to housing – concern expressed about the implications of the loss of the code for sustainable homes and starter homes.
 - Joint housing trajectory - query about whether the MoU relating to the joint trajectory could be used prior to the Inspector reaching a decision on 5 year land supply given the particular issues being experience in South Cambridgeshire.
 - Overall timescales of the examinations - recognition that the Plans need to be found sound but general concern about wanting to move forward as swiftly and efficiently as possible.
15. Following the Joint Strategic Transport and Spatial Planning Group meeting the report and its appendices were presented to the Council's Planning Portfolio Holder meeting also on 14 March 2016, chaired by the Leader in the absence of the Planning Portfolio Holder. Issues raised by Members attending the meeting included:
- Support for the further work undertaken.
 - Proposed deferment of provisional modification relating to land South of Cambridge Biomedical Campus – comment was made that it was wise to defer a decision to allow further work to undertaken on technical issues, and that it was important to ensure that the work is of a good standard, but that deferment should not have any impact on the timing of the rest of the examination.

- Overall timescales of the examinations - Members were concerned at the length of time the examination is taking and for all efforts to be made to ensure as speedy completion of the examinations as possible, particularly in the context of a lack of five-year housing land supply.
16. The Leader agreed the recommendation that the Report on Consultation, the Proposed Modifications and the supplement to the Sustainability Appraisal Addendum be submitted for consideration by Full Council with a recommendation of approval for submission to the Inspectors examining the Local Plan, along with a number of supporting documents be submitted as part of the evidence base for the Local Plan.
17. Cambridge City Council's Development Plan Scrutiny Sub Committee met later on 14 March. Points raised by Members of the committee included:
- Support for the further work undertaken and the overall development strategy proposed in the Local Plans.
 - Concern expressed about Appendix I: A428 Constraints Report and the relationship with the City Deal work. Officers explained that the Appendix I addresses specific concerns raised by the Inspectors in respect of delivery of infrastructure to support new settlements and is separate from the City Deal work currently being undertaken.
 - Support for the further work proposed in relation to student accommodation Cambridge and for the scope of the work to include wider issues such as the type and affordability of student accommodation along with understanding demand and supply issues.
 - Members sought confirmation that vehicular access to the proposed allocation on land North of Cherry Hinton (allocation R47) would be from Coldham's Lane and Cherry Hinton Road rather than through the existing residential area south of the proposed allocation in Cherry Hinton. Officers confirmed this and agreed to review the proposed modification in order to make sure that this was clear.
 - Concerns was also raised in relation to the masterplanning for the proposed allocation and the relationship with land at north of Coldham's Lane (allocation R41) which has outline planning permission for up to 57 dwellings. Officers agreed to review the supporting text to the policy.
18. The Development Plan Scrutiny Sub Committee and the Executive Councillor for Planning Policy and Transport agreed the recommendations and for the reports to be considered for approval at Full Council on 23 March 2016.
19. Responding to issues raised at the Cambridge Development Plan Scrutiny Sub Committee, an amendment is proposed to proposed modifications PM/CC/3/A and PM/SC/3/A relating to the Land North of Cherry Hinton, to state that vehicular access to the site will only be permitted via the new spine road (unless required for emergency access). A further amendment is proposed to the supporting text (PM/CC/3/C and PM/SC/3/D), adding that the masterplan for Land North of Cherry Hinton will take into account the context of the surrounding area, including the allocation north of Coldhams Lane included in the Cambridge Local Plan. The

proposed amendments were shared with the Leader and Planning Portfolio Holder, who supported the changes.

20. The amendments proposed have been reflected in the Modification schedules Appendices B and C. Consequential amendments to Appendix A are outlined in a supplement to Appendix A (Appendix A(i)).
21. In addition to the changes above, two other appendices have been updated following the meetings above:
 - Appendix D Summaries of Representations – A small number of representors requested changes to the way their representations were summarised and registered. A supplement capturing these changes is provided (Appendix D (i) Supplement to Summary of Representations).
 - Appendix E Sustainability Appraisal Addendum Supplement – for completeness, an updated screening table of proposed modifications has been added (including the suggested amendment to the North of Cherry Hinton Policy). An update of site assessment summary table to include new or amended sites has been added, as well as a letter from Natural England confirming that they do not consider the Proposed Modifications alter the outcome of the Habitats Directive Assessments which were completed for the Submission Local Plans. Minor amendments to appendix 1 have been made to clarify the Councils response on a small number of issues.

Next steps

22. Provided that the documents are agreed at Full Council, the material will then be submitted to the Inspectors by the end of March for consideration.

Options

23. Council has the following options:
 - a. Agree the Report on Consultation, the Proposed Modifications and the supplement to the Sustainability Appraisal Addendum for submission to the Inspectors; or
 - b. Agree the Report on Consultation, with amendments to the Proposed Modifications and the supplement to the Sustainability Appraisal Addendum for submission to the Inspectors; or
 - c. Not to agree Report on Consultation, the Proposed Modifications and the supplement to the Sustainability Appraisal Addendum for submission to the Inspectors.

Implications

24. 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

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

Legal

26. 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

27. 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

28. 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

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

Consultation (including from the Youth Council)

30. 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: We will engage with residents, parishes and businesses to ensure we deliver first class services and value for money.

31. 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: We will work with partners to create and sustain opportunities for employment, enterprise and world leading innovation.

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

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

33. 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 A (i)	Supplement to Report on Consultation
Appendix B	Modifications Schedule to the Cambridge Local Plan (Revised)
Appendix C	Modifications Schedule to the South Cambridgeshire Local Plan (Revised)
Appendix D	Summaries of Representations
Appendix D (i)	Supplement to Summaries of Representations
Appendix E	Supplement to the Sustainability Appraisal Addendum (November 2015) (Revised)
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

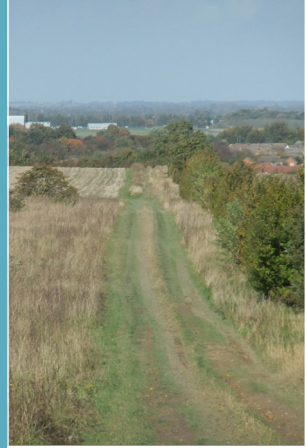
Telephone: (01954) 713196

caroline.hunt@scambs.gov.uk

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 CSRM – 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 A (i): Supplement to Report on Consultation

Proposed Modifications to the Cambridge and South Cambridgeshire Local Plans

In responding to issues raised at the Cambridge Development Plan Scrutiny Sub Committee, an amendment is proposed to proposed modifications PM/CC/3/A and PM/SC/3/A relating to the Land North of Cherry Hinton, to state that vehicular access to the site will only be permitted via the new spine road (unless required for emergency access). A further amendment is proposed to the supporting text (PM/CC/3/C and PM/SC/3/D), adding that the masterplan for Land North of Cherry Hinton will take into account the context of the surrounding area, including the allocation north of Coldham's Lane, R41.

The amendments proposed have been reflected in the Modification Schedules (Appendices B and C). The amendments to these four modifications result in consequential amendments needing to be made to the following paragraphs and assessment tables within Appendix A:

- Paragraph 2.8 – additional bullet point to be added in respect of each Local Plan to reflect the amended modifications;
- Paragraph 4.101 – 104 – additional paragraph to be inserted to reflect the amended modifications;
- Approach to Proposed Modifications below paragraph 4.104 – amendment to reflect amended modifications
- Within the Assessment Tables Appendix, changes will be made to the final row (Approach to Proposed Modification) within the assessment table for the four modifications PM/CC/3/A; PM/CC/3/C; PM/SC/3/A; and PM/SC/3/D, to reflect the amendments proposed in relation to vehicular access and masterplanning.

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Appendix C:

South Cambridgeshire Local Plan Proposed Modifications (March 2016) (Revised)

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>	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.

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
		<p>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></p>	
PM/SC/2/K	Add new paragraph after paragraph 2.37	<p>Add a new paragraph after paragraph 2.37:</p> <p><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></p>	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	<p>Amend paragraph 2.39 as follows:</p> <p>Over the plan period, the figure of 49,000 <u>19,500</u></p>	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 2011-15 <u>42</u> (the first <u>four years</u> of the plan period) 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 41,443 <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 the Council had a supply of 44,000 <u>15,135</u> homes towards the 49,000 <u>19,500</u> home <u>target requirement</u>. This required sufficient new</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 <u>an employment allocations for the expansion of Cambridge Biomedical Campus, and south of Fulbourn Road as an extension to Peterhouse Technology Park (see Chapter 8 Promoting a Strong and Competitive Economy, Policy Policies 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>	

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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>

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			<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: 4 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>	

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<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. Vehicular access to the site will only be permitted via the new spine road, unless needed for emergency access.</u></p> <p>4. <u>The rest of the Cambridge East site is safeguarded for longer term development beyond 2031. Development on</u></p>	

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		<p><u>safeguarded land will only occur once the site becomes available and following a review of both this Plan and the 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.

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PM/SC/3/C	Paragraph 3.26	<p>Delete paragraph 3.26:</p> <p>This policy replaces both policies CE/3 and CE/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>	Modification required to ensure that the supporting text is consistent with the proposed modifications to Policy SS/3.
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 while the airport remains on the site. 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</p>	Modification required to ensure that the supporting text is consistent with the proposed modifications to Policy SS/3.

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<p>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 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. The masterplan will take into account the context of the surrounding area, including development proposals on site R41 (Land north of Coldham's Lane, in the Cambridge Local Plan). While vehicular access to the site will be from the new spine road off Coldham's Lane and Cherry Hinton Road, access for emergency vehicles only from alternative points will need to be considered at an early stage.</u></p>	
PM/SC/3/E	Add new paragraphs after paragraph 3.27	<p>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</u></p>	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>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 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</u></p>	

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		<p><u>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 Biomedical Campus and Southern Fringe	<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 amend Figure 6 to include new employment allocation in modification PM/SC/8/A.</p> <p><i>Refer to diagram at the end of this schedule.</i></p>	Consequential amendment to reflect modification PM/SC/8/A
PM/SC/3/G	Figure 7: Illustration of Major Development Area and Safeguarded Land at Cambridge East	<p>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</p> <p><i>Refer to diagram at the end of this schedule.</i></p>	Consequential amendment to reflect modification PM/SC/3/A
PM/SC/3/H	Policy SS/5: Waterbeach	Delete section 5 of Policy SS/5:	Positively prepared and justified. The site promoters consider that they could start

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	New Town	<p>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.</p>	<p>development sooner and deliver higher annual rates of housing completions. Whilst the Council is taking a cautious approach to the 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>
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 the 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</p>

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			<p>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>
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</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</p>

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		<p>fund to ensure that the benefits are retained locally.</p> <p>[†] ‘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>	modification to ensure consistency with national policy.
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><u>Planning permission for proposals to generate energy from renewable and low carbon sources, with the exception of proposals for wind turbines, will be permitted provided that:</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:</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</i>

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			<p><i>therefore the proposal has their backing.</i></p> <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> <p>Main modification required to ensure that the plan is consistent with changes to national planning policy.</p>
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.</p> <p>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</i></p>

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			<p><i>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>
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</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: <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>

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		<p><u>demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.</u></p>	<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 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</u></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 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</p>

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		<u>per day.</u>	<p>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 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</p>

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			<p>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 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. Previously it had been the Government's intention that all new</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 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</p>

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		<p><u>dwelling</u>s 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 in 2016 with Level 5. There are no planned changes at the national level to improve water efficiency requirements. 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.</p>	<p>sections on Housing standards: streamlining the system and Plan making that: <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 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</i></p>

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			<p><i>energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015.</i></p> <p>HM Treasury, Fixing the foundations – Creating a more prosperous nation (July 2015) 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> <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	Update criterion a of Policy CC/8 as follows:	<p>Consistent with national policy.</p> <p>18 December 2014 – Written Ministerial Statement from</p>

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	Drainage Systems	<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>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> <p>Main modification required to ensure that the plan is consistent with changes to national planning policy.</p>
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. 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- taking account of all opportunities and constraints, including heritage</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>

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		<u>and wildlife assets.</u>	
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, accommodate and enhance biodiversity, and provide amenity for local residents is provided in the Cambridgeshire Flood and Water Supplementary Planning Document.</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>
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>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</p>

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		<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> • <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>	<p>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' 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>

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>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><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</u> 	<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>development and except as required to provide for access.</u></p> <ul style="list-style-type: none"> • <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> <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>	

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		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.	
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><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</u> 	<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 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</p>

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		<p><u>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> <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>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> <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</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 Written Ministerial Statement withdraws the Code for Sustainable Homes aside from legacy cases. It states under the section on Plan making that:</p>

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		<p>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><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> <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)</p>

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			<p>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 (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</p>

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			consistent with changes to national planning policy.
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 <u>assessment</u> assessments 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, waste, pollution, health and wellbeing, management, <u>land use</u> and ecology, <u>transport</u>, and <u>innovation</u> to produce an overall score for the sustainability of the dwelling or building.</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 Written Ministerial Statement withdraws the Code for Sustainable Homes aside from legacy cases. It states under the section on Plan making that: <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> <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>

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			Main modification to ensure consistency with modified policy wording.
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 <u>CfSH Level 5 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 retrofitting of energy efficiency solutions and/or renewable energy micro-generation technologies; or • 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>Consistent with national policy. 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: <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> <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>

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			Main modification to ensure consistency with modified policy wording.
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</u>, <u>people wishing to build their own homes</u> and people with disabilities. The market 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>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>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>

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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 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>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>The PPG states that in addressing the needs for all types of housing plan makers should consider people wishing to build their own homes.</p> <p>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,</p>

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			<p>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>
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>

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			<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 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</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</p>

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		<p><u>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>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 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	<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</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</p>

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
	Extension	<p>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 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> <p><u>a. Create substantial and attractive landscaped edges to the western, eastern and southern boundaries reinforcing existing planting on the southern boundary.</u></p> <p><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></p> <p><u>c. Demonstrate and ensure that there</u></p>	<p>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 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</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>will be no material impact on the volume, pattern of flow or water quality of the chalk springs at Nine Wells.</u></p> <p>d. <u>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></p> <p>e. <u>Have building heights which are no higher than those on the adjoining 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>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 review through the local plan process.</p>

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<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>	
PM/SC/8/B	Add supporting text to follow new Policy E/1B	<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 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>	To provide reasoned justification in the Local Plan to support the Main Modification PM/SC/8/A.

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<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 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</u></p>	

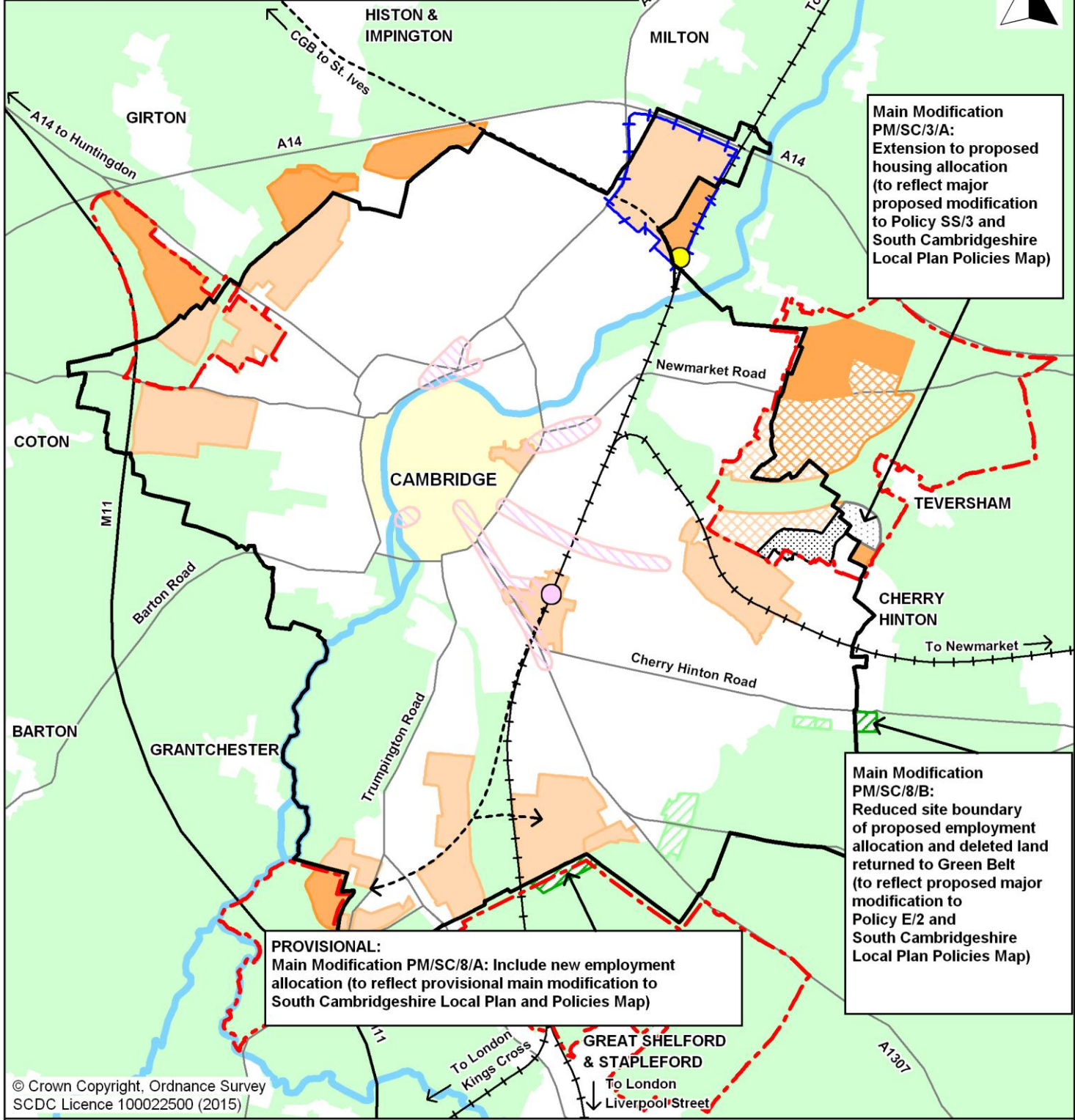
Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<p><u>prominent in views from elevated land to the south east than the existing buildings at Addenbrooke's. The Council considers 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 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</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>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> <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</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>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>	
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 4.3 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</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</p>

Proposed main modification number	Policy / paragraph number / site reference	Proposed main modification to the South Cambridgeshire Local Plan	Reason for proposed modification
		<p>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>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 consistency with changes to permitted development rights.</p>
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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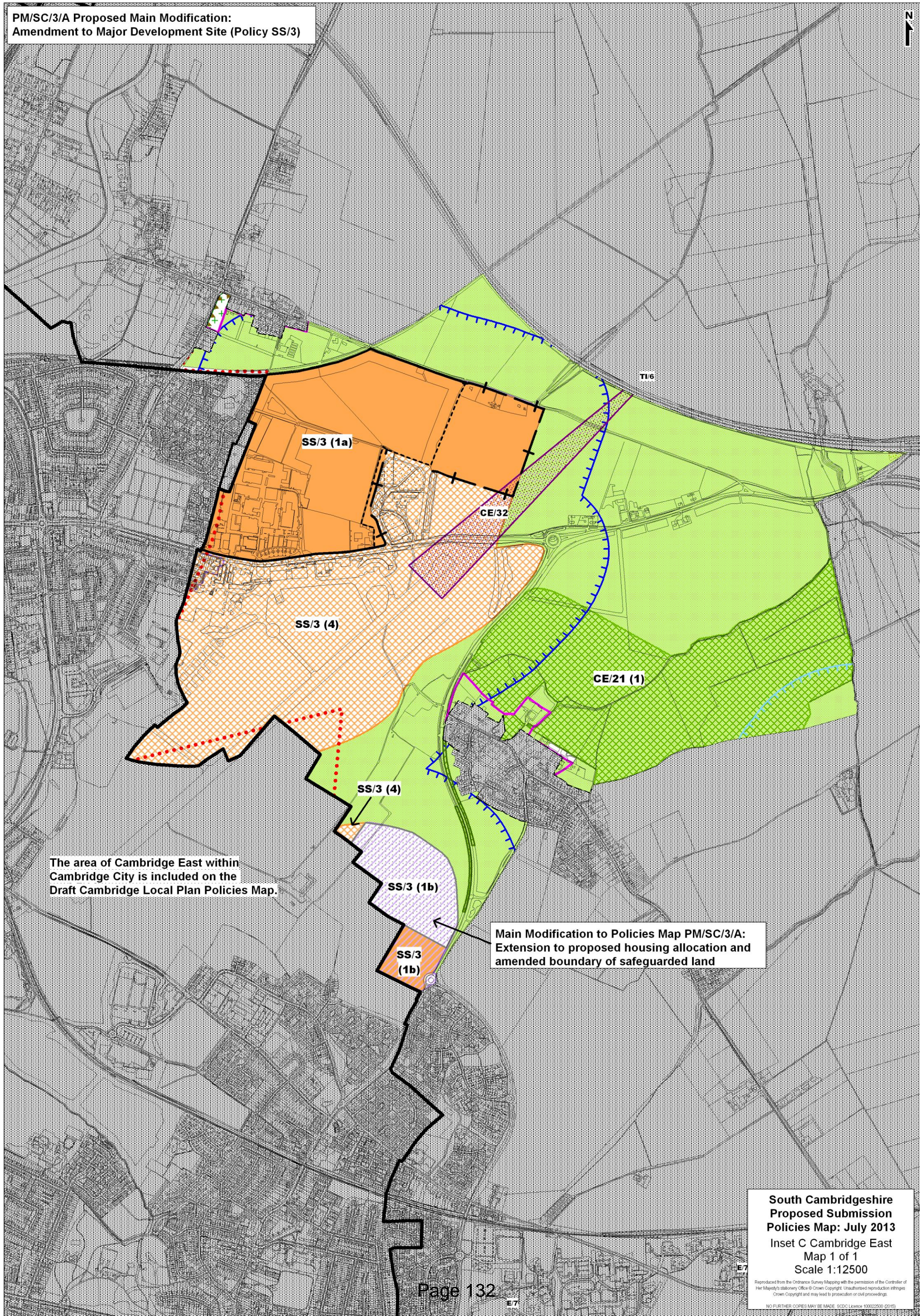
- | | | |
|--|---|------------------------------------|
| Area Action Plan Boundary | New Proposal Site in Cambridge | Cambridgeshire Guided Busway (CGB) |
| Proposed Area | Green Belt | Major Road |
| Major Development Site within South Cambridgeshire | Site to be released from the Green Belt in South 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 | |

Areas identified in Cambridge are indicative only and subject to confirmation via review of the Cambridge Local Plan

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	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	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	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	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	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	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	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	0
		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	0	0	537
Existing Permissions		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	0	50	
		Cambourne	-	39	4	0	0	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	0	0	950
		Bayer Crossscience	-	0	30	60	60	60	60	15	0	0	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	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	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	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	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	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	0	0	221
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	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	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	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	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	0	
		Waterbeach New Town	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	200	300	400	400	6,600	1,400		
		Bourn Airfield New Village	-	0	0	0	0	0	0	0	0	0	0	60	100	220	220	220	220	220	220	220	220	1,800	1,700	
		Land west of Cambourne (Swansley Wood)	-	0	0	0	0	30	70	100	150	150	150	150	150	150	100	0	0	0	0	0	0	0	1,200	
	Village Sites	Dales Manor Business Park, Sawston	-	0	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	0	260	
		Land north of Babraham Road, Sawston	-	0	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	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	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	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	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	0	0	50
		New Allocations Total			-	0	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	200	-	2,900	

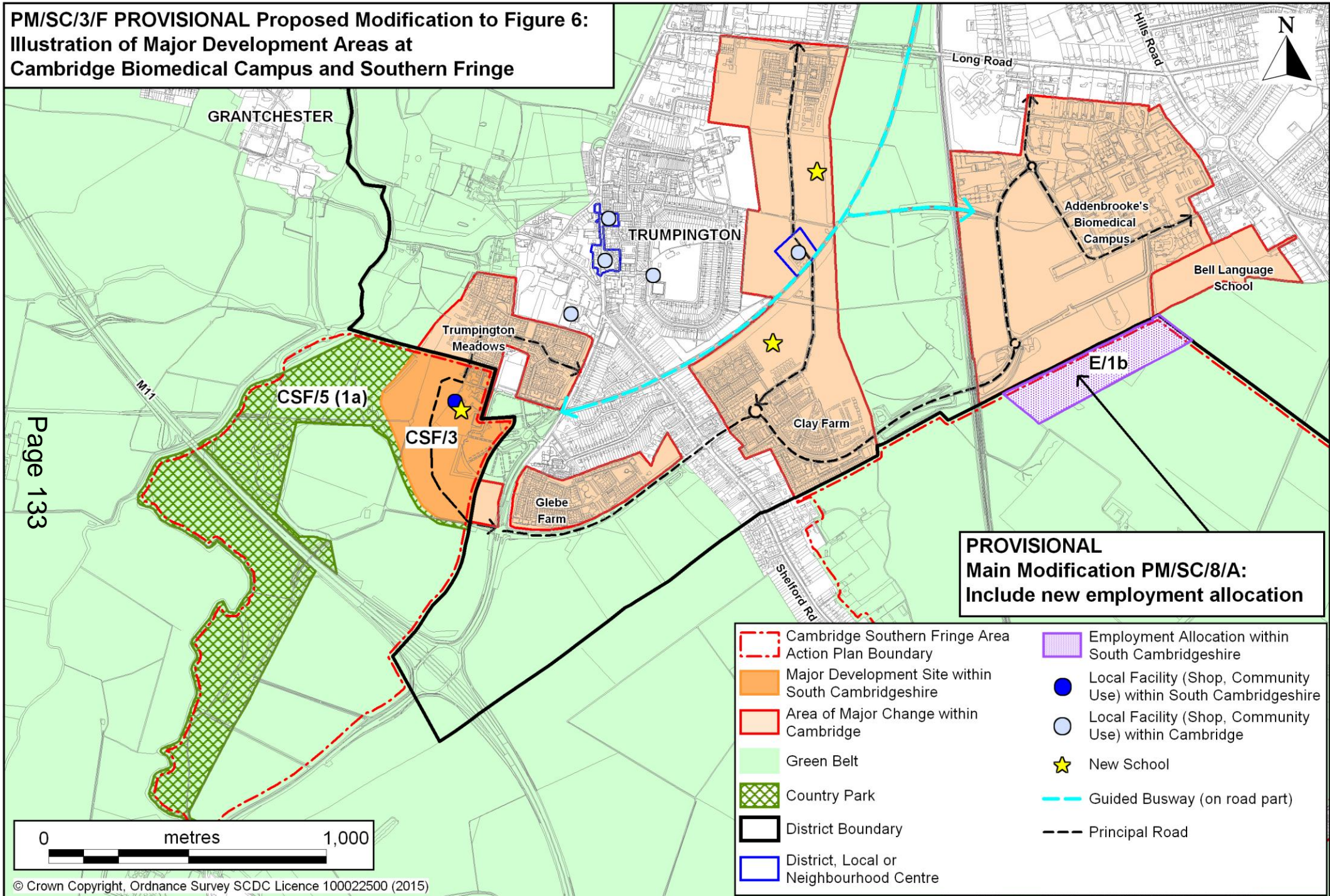


The area of Cambridge East within
Cambridge City is included on the
Draft Cambridge Local Plan Policies Map.

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**

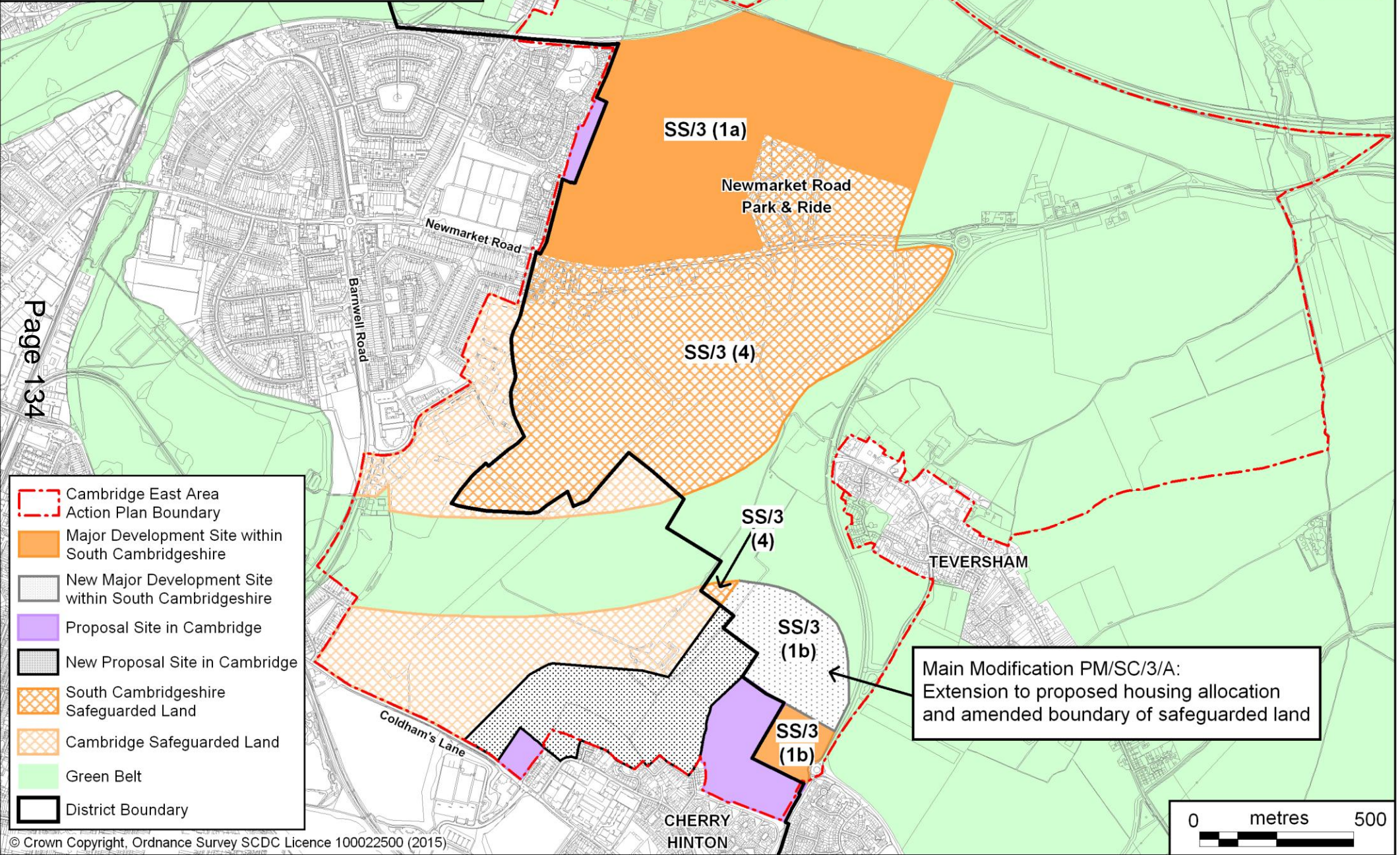


**PROVISIONAL
Main Modification PM/SC/8/A:
Include new employment allocation**

- Cambridge Southern Fringe Area
- Action Plan Boundary
- Major Development Site within South Cambridgeshire
- Area of Major Change within Cambridge
- Green Belt
- Country Park
- District Boundary
- District, Local or Neighbourhood Centre
- Employment Allocation within South Cambridgeshire
- Local Facility (Shop, Community Use) within South Cambridgeshire
- Local Facility (Shop, Community Use) within Cambridge
- ★ New School
- Guided Busway (on road part)
- Principal Road



**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.

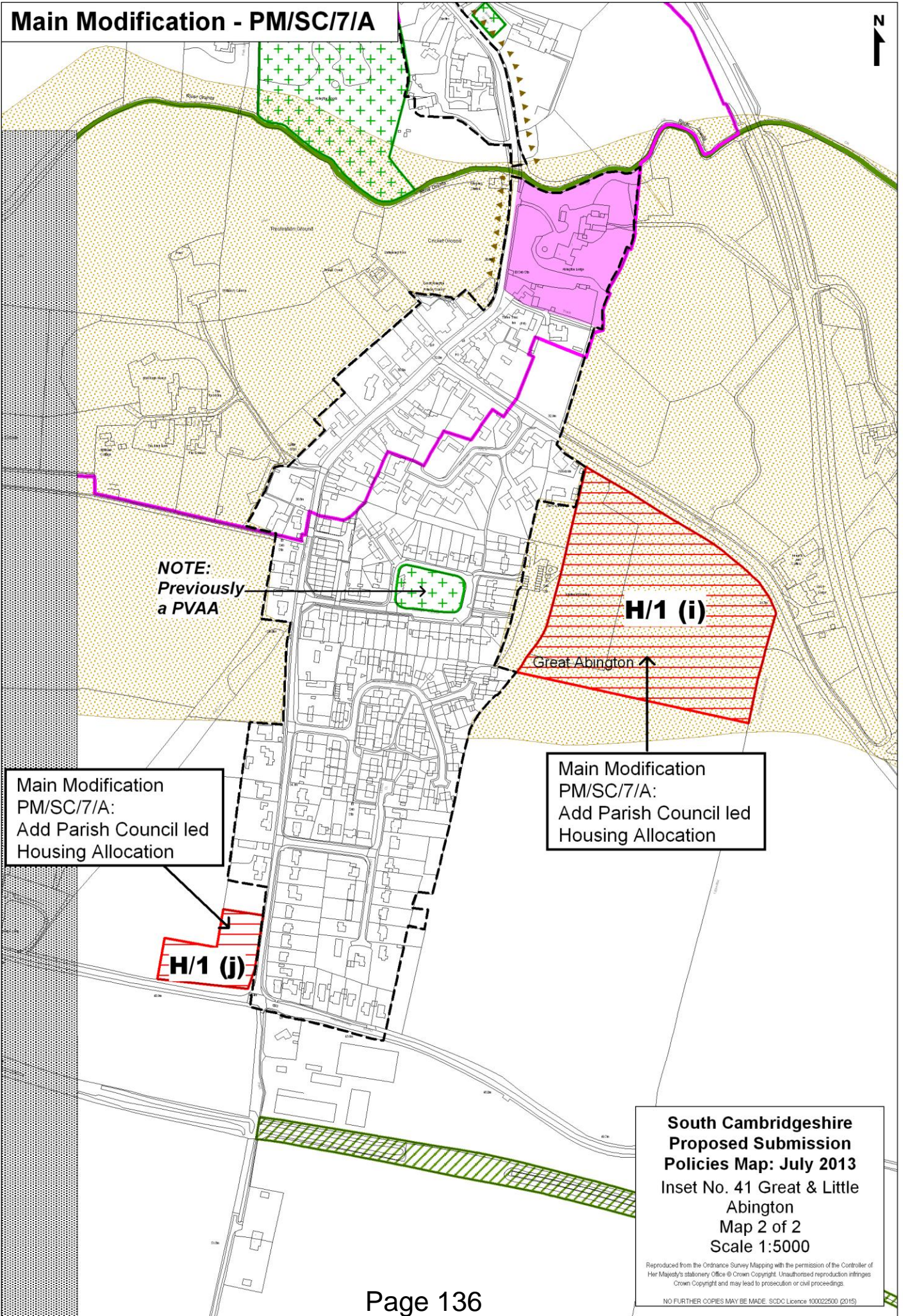
Little Abington

H/1 (k)

**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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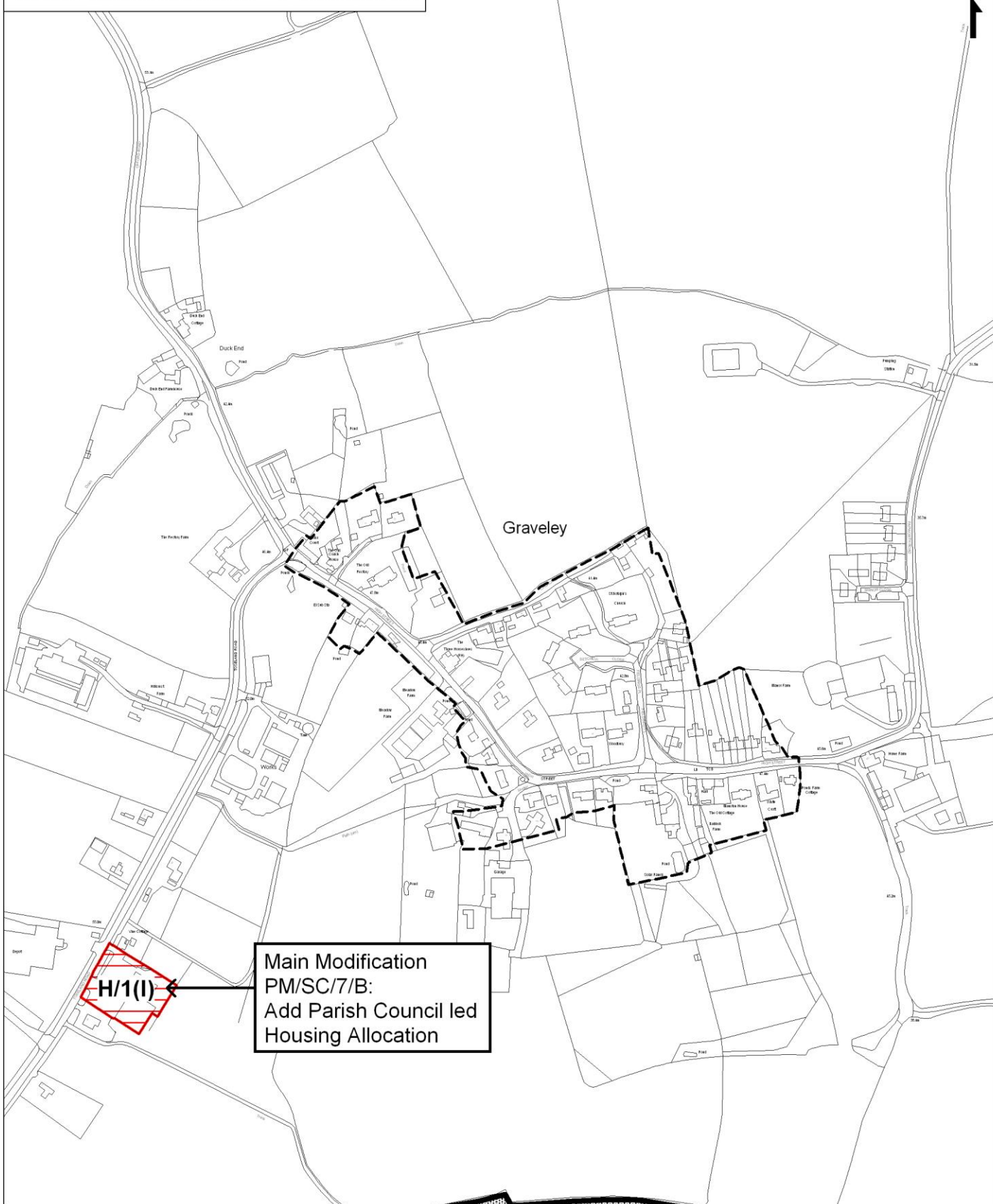
Main Modification - PM/SC/7/A



**South Cambridgeshire
Proposed Submission
Policies Map: July 2013
Inset No. 41 Great & Little
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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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.

E/1b

CSF/5 (2f-m)

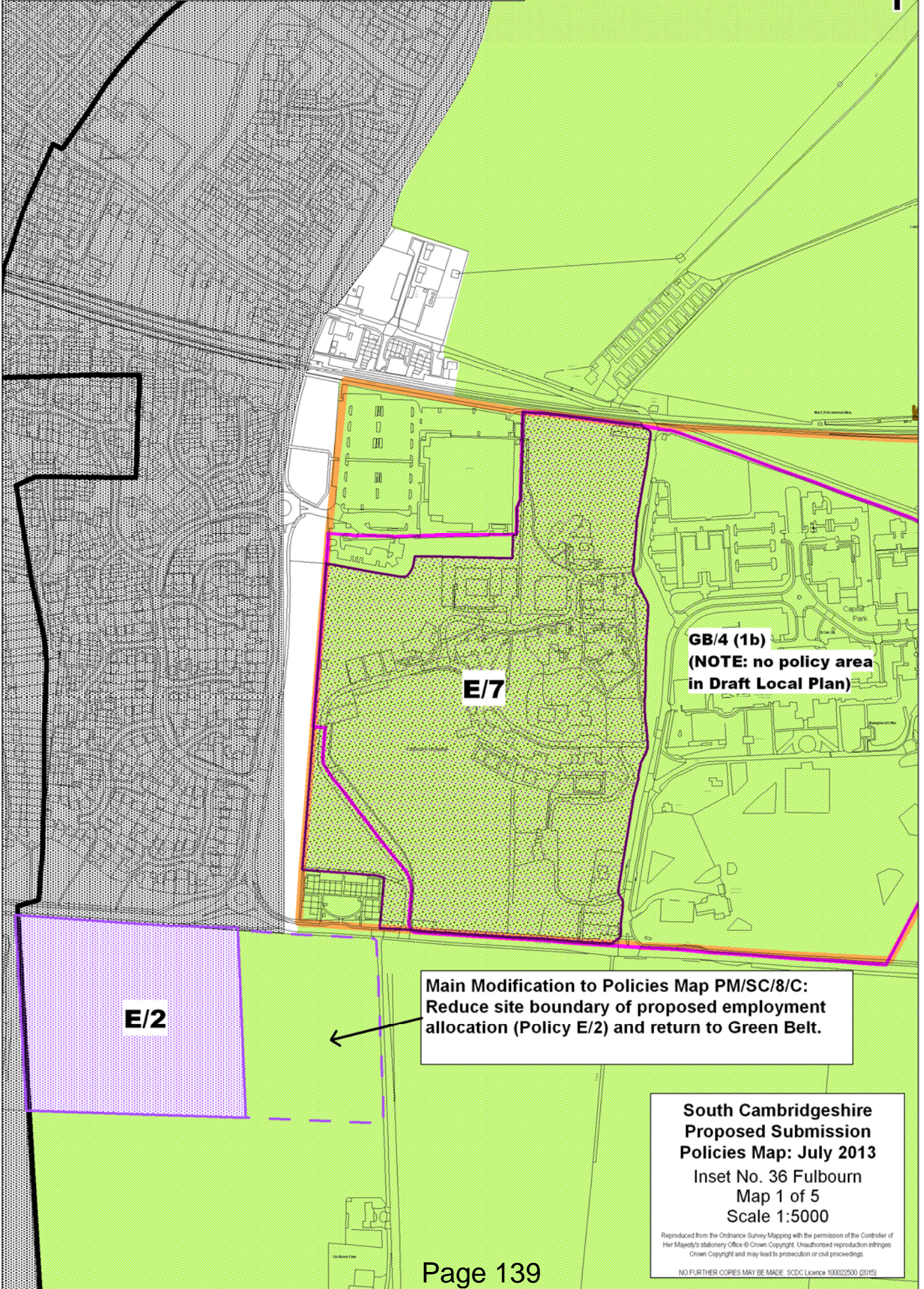
SC/1 (2h)

SC/1 (1b)

SC/1 (1e)

**South Cambridgeshire
Proposed Submission
Policies Map: July 2013**
Inset E South of Addenbrookes
Map 1 of 1
Scale 1:15000

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.

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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>

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			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

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		<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>

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		<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, 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> 	

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		<p><u>Self-build and custom housebuilding” means the building or completion by:</u></p> <p>a) <u>individuals,</u></p> <p>b) <u>associations of individuals, or</u></p> <p>c) <u>persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.</u></p> <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>	

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		<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 Cams	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>38,055</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