

**REPORT TO:** Planning Policy & Localism Portfolio Holder  
**AUTHOR/S:** Director of Planning and New Communities

3<sup>rd</sup> July 2012

---

**SOUTH CAMBRIDGESHIRE LOCAL PLAN  
ISSUES AND OPTIONS REPORT FOR CONSULTATION**

**SUPPLEMENTARY REPORT  
RECOMMENDATIONS FROM COUNCIL MEETING 28 JUNE 2012**

**Purpose**

1. To respond to the recommendations of the special meeting of Council on 28 June 2012 in respect of changes to a number of questions included in the draft Local Plan Issues and Options consultation document, also involving the deletion of some questions and addition of others.

**Recommendations of Council**

2. Officers have considered the recommendations of Council in respect of changes to the consultation questions contained in the draft Issues and Options document that also forms Appendix A to this agenda. A list of amended questions for inclusion in the Local Plan Issues and Options consultation document is attached as Appendix I to the agenda.
3. There will be a number of consequential changes needed to the consultation document and to the supporting evidence base. Members also raised a number of suggested refinements to the text and graphics included in the Issues and Options document. It is proposed to address these under the minor amendments and editing changes for which authority is sought under the last recommendation on the agenda at paragraph 8.
4. There is one issue discussed by Council where officers feel further consideration would be advisable before making a decision on the final form of the consultation document. Some Members suggested including in Chapter 4: Spatial Strategy, an additional option around the approach to village frameworks, raising the possibility of redrawing village frameworks to be a bit 'looser' and include additional undeveloped land on the edge of villages to enable windfall development to come forward, and to invite suggestions from Parish Councils to assist with this.
5. As explained at the Council meeting, there are a number of issues that flow from such an option:
  - There are practical challenges to deciding where to draw looser frameworks – what land to include and what land to exclude, which could effectively amount to another 'call for sites';
  - Village Frameworks have been drawn with a very specific purpose and with a clear set of criteria which have been tested and refined through previous Local Plans. Relaxing the boundaries as suggested could appear arbitrary without a comprehensive and consistent process and would be likely to raise challenges on what planning basis the changes had been made and why changes had not

been made elsewhere;

- This approach would be akin to allocating land for housing, but without that certainty and the Council would not be able to count undeveloped land included within the framework on the edge of a village towards its housing land supply in its plan making, only as windfalls once it had planning permission and therefore as additional supply. We have no evidence base for delivery of such a new supply of windfall sites, so the windfall allowance approach would not assist;
- If this is considered to be a means of meeting local aspirations for additional housing, it may be better to follow the localism approach and to respond to particular village requests to make allocations at villages. This has the advantage of focusing on communities where there is a desire for additional development rather than follow the approach consistently for all villages. It also means that there is certainty locally where additional housing would be expected. The housing proposed could also count towards the Council's housing land supply in the plan.
- The option for exceptions sites (Question 51b), whereby some market housing could be included, may provide the scope for additional development in a way more suited to meeting local housing needs and aspirations.

For these reasons, the Portfolio Holder is.

#### **Supplementary Recommendation:**

6. The Portfolio Holder is recommended to:
  - (a) consider the revised questions arising from the special Council meeting of 28 June 2012 contained in Appendix I, alongside her consideration of the Issues and Options report contained at Appendix A;
  - (b) advised not to include the additional question suggested by Council in respect of more loosely drawn village frameworks, which is it considered would not meet the objective of Council and would lay the Council open to risk of significant levels of additional housing development at villages even where there is not local support and would be very resource hungry to the potential detriment of the preparation of the Local Plan as a whole.

#### **Background papers**

Council meeting 28 June 2012

#### **Appendices**

- I. List of revised questions for inclusion in the Issues and Options consultation document

#### **Inspection of papers**

To inspect the background papers or if you have a query on the report please contact:

**Contact Officer:** Keith Miles (Planning Policy Manager)

**Telephone:** 01954 713181

**E-mail:** [keith.miles@scambs.gov.uk](mailto:keith.miles@scambs.gov.uk)