



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

14 March 2016

South Cambridgeshire Local Plan Consideration of Consultation on Proposed Modifications

Purpose

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

Recommendations

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

Executive Summary

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

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

Background

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

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

South Cambridgeshire Local Plan:

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

Cambridge Local Plan:

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

- Additional text relating to listed buildings and the application of Policy 27 (Sustainable Design and Construction) in order to ensure no harm to heritage assets (PM/CC/4/A(i)).
17. The final proposed modifications for the South Cambridgeshire Local Plan are contained in Appendix C. The proposed modifications relating to the Cambridge Local Plan are provided for information only at Appendix B. A Supplement to the Sustainability Appraisal Addendum has also been prepared and is set out in Appendix E. Additionally, in some instances, further evidence has been provided to support the proposed modification, or a new/amended proposed modification. This further evidence can be found in Appendices F to J.

Next Steps

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

Options

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

Implications

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

Financial

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

Legal

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

Staffing

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

Equality and Diversity

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

Climate Change

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

Consultation responses (including from the Youth Council)

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

Effect on Strategic Aims

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

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

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

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

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

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

Background Papers

Localism Act 2011:

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

National Planning Policy Framework 2012:

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

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

Cambridge Local Plan 2014: Proposed Submission:

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

Appendices

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

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

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