

Appendix A: Further Proposed Modifications to the South Cambridgeshire Local Plan 2014

Text to be deleted is shown as a ~~strikethrough~~ and text to be added is shown in **bold and underlined**.

The references to page and paragraph numbers in the table below do not take account of the deletion or addition of text proposed through modifications submitted previously.

Chapter 2: Spatial Strategy

Page	Policy/Paragraph	Modification	Justification
24	Paragraph 2.32	<p>Amend paragraph 2.32 as follows and separate out the last sentence into a new paragraph 2.32a:</p> <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 south of Fulbourn Road could be released from the Cambridge Green Belt. It also identified further opportunity for development on land south of the Cambridge Biomedical Campus whilst 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</p>	<p>A Modification was agreed by Council in March 2015 (PM/SC/2/G). The text highlighted in grey was identified as a provisional modification, pending a decision regarding the site South of Cambridge Biomedical Campus. Further changes are now proposed to take account of the further evidence received. The combined changes are now proposed as a Modification.</p>

Page	Policy/Paragraph	Modification	Justification
		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.	
29	Figure 2: Key Diagram for Cambridge and South Cambridgeshire	Amend Figure 2 to add the allocation of a new employment site at Cambridge Biomedical Campus (Policy E/1B) – see attached map.	To reflect the proposed new policy allocation E/1B.
30	Paragraph 2.44	<p>Amend paragraph 2.44 to refer to the Cambridge Biomedical Campus site, as follows:</p> <p>Cambridge City Council and South Cambridgeshire District Council jointly reached the view on the extent of change on the edge of Cambridge where only revisions to the inner Green Belt boundary are proposed in the Local Plans including a change to the boundary of the site between Huntingdon Road and Histon Road in South Cambridgeshire for housing that would not increase the overall number of homes currently planned but instead provide more room to ensure a high quality development (see Chapter 3 Strategic Sites, Policy SS/2), and an employment allocations <u>for the expansion of Cambridge Biomedical Campus, and</u> south of Fulbourn Road as an extension to Peterhouse Technology Park (see Chapter 8 Promoting a Strong and Competitive Economy, Policy <u>Policies E/1B</u> and E/2).</p>	To reflect the proposed new policy allocation E/1B.
40	After Paragraph 2.70	<p>Add new Paragraph 2.70a to read:</p> <p><u>As part of the City Deal agreement, the partners committed to “the delivery of an additional 1,000 new homes on rural exception sites” in addition to “the acceleration of delivery of 33,480 homes by 2031”. The Cambridge and South Cambridgeshire Local Plans set a requirement of 33,500 homes for Greater</u></p>	<p>Effective</p> <p>On 1 September 2016 the Greater Cambridge City Deal Board agreed the approach to monitoring how the 1,000 additional</p>

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		<u>Cambridge, and therefore only once delivery exceeds the level needed to meet the Local Plan requirements can any eligible homes be counted towards the 1,000 additional home City Deal commitment. On 1 September 2016 the Greater Cambridge City Deal Board agreed that eligible homes to be counted towards the commitment should be identified as “all affordable homes (as defined by the National Planning Policy Framework) constructed on rural exception sites, and on sites not allocated for development in the local plans and outside of a defined settlement boundary”. Eligible homes will be reported to Government as part of the City Deal process and monitored through the Council’s Annual Monitoring Report.</u>	dwelling will be monitored. This is reflected in the new paragraph.

Chapter 3 Strategic Sites

Page	Policy/Paragraph	Modification	Justification
60	Figure 6	Amend Figure 6 to add the allocation of a new employment site at Cambridge Biomedical Campus (Policy E/1B).	To reflect the proposed new policy allocation E/1B.
63	Policy SS/5: Waterbeach New Town Subsection 1	Amend wording as follows: 1. A new town of <u>approximately</u> 8,000 to 9,000 dwellings and associated uses is proposed on the former Waterbeach Barracks and land to the east and north as shown on the Policies Map. <u>A Supplementary Planning Document (SPD) will be prepared for the new town as addressed at subsection 17 of this policy.</u> The final number of dwellings will be determined <u>through a design-led approach and spatial framework diagram included in the SPD</u> in an Area	Positively prepared Consistent with national policy The Council has received legal advice that the second tier planning guidance proposed to be prepared to add further detail to policy

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		<p>Action Plan (AAP) having regard to:</p> <ul style="list-style-type: none"> a. The quantum, location and distribution of development in the town; and b. The land outside the town necessary to maintain Maintaining an appropriate setting for Denny Abbey listed building and scheduled monument. 	<p>SS/5 in law will comprise a Supplementary Planning Document (SPD) rather than an Area Action Plan (AAP). This takes account of considerable advice from the Courts over recent years on the status of these types of planning document, depending on the nature of their content.</p> <p>The Local Plan Regulations 2012 state that planning document that addresses “any environmental, social, design and economic objectives which are relevant to the attainment of the development and use of land” that is allocated in a local plan will comprise a SPD (regulation 5(1)(a)(iii)).</p> <p>Modifications are proposed to give effect to this advice and a number of</p>

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			consequential policy wording changes also flow from this decision are set out here and below.
63	Subsection 2	<p>2. The new town will be developed to high standards of design and layout which draw on its Fen edge location. The new town will be kept separate from Waterbeach village by an extension to the Cambridge Green Belt. <u>will be a sustainable and vibrant new community that is inclusive and diverse with its own distinctive local identity which is founded on best practice urban design principles, drawing on the traditions of fen-edge market towns, which encourages the high quality traditions and innovation that are characteristic of the Cambridge Sub-Region.</u></p>	<p>Consistent with national policy The land at Bannold Road, Waterbeach that was to form a Green Belt extension between Waterbeach village and the new town now has planning permission to be developed for housing following appeal decisions in June 2014 and the proposed Green Belt extension is therefore deleted.</p> <p>The AAP would have set out a vision for the new town in a statutory plan. With the change to SPD it is appropriate to set out a vision for the new town in the Local Plan. This draws on the vision for the new</p>

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			town of Northstowe as included in the Northstowe AAP.
63	Subsection 3	3. It will be developed to maintain the identity of Waterbeach as a village close to but separate from the new town. Appropriate integration to should be secured by the provision of suitable links to enable the residents of Waterbeach village to have convenient access to the services and facilities in the new town but without providing limited and controlled opportunities for direct road access from the wider new town to Waterbeach, other with emphasis on connections than by public transport, cycle and on foot.	Positively prepared Justified Effective Village residents should not find it difficult to access the relocated railway station or the services and facilities of the new town which the existing wording implies. However neither should village residents be put at risk from uncontrolled rat-running.
63	Subsection 4	4. It will deliver an example of excellence in sustainable development and healthier living, which will make a significant contribution to the long term development needs of the Cambridge area. It will deliver high quality public transport links to Cambridge, including a new relocated railway station, to enable a high modal share of travel by means other than the car.	The existing Waterbeach Station would relocate rather than remain open in its existing location.
63	Subsection 5	5. No more than 1,400 dwellings will be completed by 2031, except as may be agreed by the Local Planning Authority to be necessary to maintain a 5-year supply of deliverable housing sites.	This modification was agreed in March 2016 reference PM/SC/3/H

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63	Subsection 6	6. An AAP will be prepared for the area shown on the Policies Map. The AAP will establish a policy framework for the site, and will address issues and requirements including:	<p>Positively prepared Justified Effective Consistent with national policy</p> <p>See subsection 1 justification.</p> <p>Each subsequent paragraph of the policy that formed part of submitted subsection 6 is renumbered and modified to be a stand alone subsection of the policy.</p>
64	<i>The Site</i> c.	<p><i>The Site</i></p> <p>5. Establish that The built area of the settlement will be contained within the Major Development Site, and the location of major land uses and design of the northern edge of the new town will ensure, having particular regard to ensuring an appropriate relationship with Denny Abbey listed building and scheduled monument.</p>	<p>Consistent with national policy</p> <p>For clarification and matters that would have been addressed in an AAP.</p>
64	<i>The Site</i> d.	6. Consider The new town will establish an appropriate the relationship and interaction with Waterbeach village, and the Cambridge Research Park.	Consistent with national policy

Page	Policy/Paragraph	Modification	Justification
64	<i>The Site</i> e.	E7. The provision of a All built development and formal open space uses <u>will be provided</u> within the Major Development <u>Site</u> area shown on the Policies Map. <u>Land outside the Major Development Site can provide other associated uses and mitigation including drainage, habitat compensation and informal open space.</u>	Consistent with national policy Justified Matters that would have been addressed in an AAP. See the justification to subsection 19.
64	<i>The Phasing and Delivery of a Mix of Land Uses</i> f.- l.	<i>The Phasing and Delivery of a Mix of Land Uses</i> <u>8. The new town will provide a range of uses appropriate to a new town, including:</u> <u>fa.</u> Residential development of a mix of dwelling sizes and types, including affordable housing, to achieve a balanced and inclusive community; <u>gb.</u> Employment provision <u>of a quantum, type and mix</u> to meet the needs of the town and provide access to local jobs, and support the continued development of the economy of the Cambridge area <u>to be established through an Economic Development Strategy prepared in partnership with the local authority and key stakeholders;</u> <u>hc.</u> Shops, services, leisure and other town centre uses ¹ of an appropriate scale for a town whilst avoiding significant impacts on vitality and viability of surrounding centres, and not competing with Cambridge as the sub regional centre; <u>id.</u> A town centre supported by local centres, to ensure services and facilities are easily accessible to residents; <u>je.</u> Community services and facilities, including health and both primary and secondary school education; <u>kf.</u> Open space, sports and leisure facilities;	Consistent with national policy Justified Matters that would have been addressed in an AAP.

Page	Policy/Paragraph	Modification	Justification
		<p>lg Appropriate provision for and design of waste / recycling management facilities.</p> <p>Footnote: ¹ Main town centre uses defined in the NPPF: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).</p>	
64	<p>Measures to Address Landscape, Townscape and Setting of Heritage Assets in the Surrounding Area, and Deliver a High Quality New Development: m.- r.</p>	<p>Measures to Address Landscape, Townscape and Setting of Heritage Assets in the Surrounding Area, and Deliver a High Quality New Development:</p> <p>9. The new town will:</p> <p>ma. Establish and follow Design principles to deliver a high quality development responding to local character, but also with its own identity;</p> <p>nb. Provide Strategic landscaping within and beyond the Major Development Site to deliver high quality environs and:</p> <ul style="list-style-type: none"> i. provide an appropriate screening of the town in views from Denny Abbey in order to protect the historic significance of the Abbey, and ii. maintain the village character of Waterbeach; <p>oc. Measures to Conserve and enhance the significance of Denny Abbey Grade 1† listed building and scheduled monument, including the contribution made by its setting, the extent and nature of separation from built development the Major Development Site and formal open spaces, and protection of key views including to and from the Abbey;</p> <p>pd. Include Assessment, conservation and enhancement of other heritage assets as appropriate to their significance, including non designated assets such as Car Dyke, World War II structures, raised causeways, and the Soldiers Hill Earthworks.</p>	<p>Consistent with national policy Justified</p> <p>To take account of the historic raised causeways linking the village to Denny Abbey and to take account of the Waterbeach Waste Management Park sited to the west of the A10.</p> <p>This modification (highlighted text) –</p>

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		<p>qe. Identification and Incorporate necessary mitigation to sensitive receptor boundaries, with regard to noise and odour , including from the A10, proposed railway station, and recreational activities, and the Waterbeach Waste Management Park to ensure no significant adverse impact on quality of life / amenity and health using separation distances or acoustic earth bunding rather than physical barriers if appropriate and where practicable;</p> <p>rf. Ensure there is no significant adverse impact on local air quality and or mitigate as necessary with a Low Emissions Scheme.</p>	reference MC/3/05 was agreed in March 2014
65	<p><i>Delivery of a Significant Network of Green Infrastructure:</i> s.- w.</p>	<p><i>Delivery of a Significant Network of Green Infrastructure:</i></p> <p>10. The new town will:</p> <p>sa. Provide a high degree of connectivity to existing corridors and networks;</p> <p>tb. Include areas accessible to the public as well as areas with more restricted access with the aim of enhancing biodiversity;</p> <p>uc. Provision Provide and retention retain of woods, hedges, and water features which would contribute to the character and amenity of the town and help preserve and enhance the setting of Denny Abbey, managed to enhance their ecological value;</p> <p>vd. Consider the multifunctional value of spaces, e.g. amenity, landscape, biodiversity, recreation and drainage;</p> <p>we. Requirement for Carry out a full programme of ecological survey and monitoring, to guide a Biodiversity management plan to provide appropriate mitigation and enhancement.</p>	Effective
65	<p><i>Significant Improvements in Public Transport</i> x.- y. <i>Measures to Promote Cycling</i></p>	<p><u>Creation of a comprehensive movement network:</u></p> <p>11. The new town will be founded on a comprehensive movement network for the whole town, that connects key locations including the town centre and relocated railway station to encourage the use of sustainable modes of travel, and includes:</p> <p>a. Significant Improvements in Public Transport, including:</p>	<p>Positively prepared Justified Effective Consistent with national policy The AAP would have</p>

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	<p><i>and Walking</i> <i>z.- bb.</i> <i>Highway</i> <i>Improvements</i> <i>cc.- ff.</i></p>	<p>xi. Provision of a A relocated Waterbeach station with appropriate access arrangements by all modes to serve the village and the new town;</p> <p>yii. Provision of a A Park and Ride site on the A10 to intercept traffic from the north of Waterbeach, served by a new segregated Busway link to Cambridge;</p> <p>b. Measures to Promote Cycling and Walking, from the start of the development including:</p> <p>zi. Provision of a A-network of attractive, direct, safe and convenient walking and cycling routes linking homes to public transport and the main areas of activity such as the town centre, schools and employment areas;</p> <p>aa. Provision of d Direct, segregated high quality pedestrian and cycle links to north Cambridge, surrounding villages and nearby existing facilities such as the Cambridge Research Park;</p> <p>bb. iii. A Smarter Choices package including residential, school and workplace travel planning.</p> <p>c. Highway Improvements, including:</p> <p>ee. i. Primary road access to from the A10;</p> <p>dd. ii. Additional capacity to meet the forecast road traffic generation of the new town, particularly on the A10 and at the junction with the A14;</p> <p>ee. iii. Measures to mitigate the traffic impact of the new town on surrounding villages including Waterbeach, Landbeach, Horningseas, Fen Ditton and Milton;</p> <p>ff. iv. A Review review of the access arrangements to Denny Abbey and the Farmland Museum.</p>	<p>addressed the need for a comprehensive movement network.</p> <p>This modification (highlighted text) – reference MC/3/06 was agreed in March 2014</p>
66	<p><i>Sustainability</i> <i>gg.</i></p>	<p>Sustainability <u>Sustainable Design and Construction:</u></p> <p>gg. 12. Sustainable Design and Construction measures. <u>The new town will</u></p>	<p>Effective</p>

Page	Policy/Paragraph	Modification	Justification
		<p><u>incorporate and deliver</u> The AAP will identify opportunities to exceed <u>sustainable design and construction</u> standards established by the Local Plan. These measures could include combined heat and power provided from the adjacent Waterbeach Waste Management Park.</p>	
66	<p><i>Infrastructure Requirements</i> <i>hh.- ii.</i></p>	<p><i>Infrastructure Requirements:</i> 13. The new town will: hh.a. Requirements for Ensure the delivery of improvement to any existing infrastructure which will be relied upon by the new town as well as the provision, management and maintenance of new infrastructure, services and facilities to meet the needs of the town. hh.b. Make appropriate a Arrangements for Foul Drainage and Sewage Disposal. ii.c. Ensure the p Provision, management and on-going maintenance of sustainable surface water drainage measures to control the risk of flooding on site and which will reduce the risk of flooding to areas downstream or upstream of the development.</p>	<p>Effective</p> <p>Shown as a heading in the submitted plan. This modification (highlighted text) – reference MC/3/07 was agreed in March 2014</p>
67	<p><i>Community Development:</i> <i>jj.</i></p>	<p><i>Community Development:</i> jj14. Measures will be required to assist the development of a new community, such as through community development workers.</p>	<p>Effective</p>
67	<p><i>Site Preparation:</i> <i>kk.- ll.</i></p>	<p><i>Site Preparation:</i> 15. Developers will be required to: kk.a. Undertake S ite wide investigation and assessment of land contamination and other issues resulting from former land uses, including military use, to ensure the land is suitable for the proposed end use and is not presenting a risk to the environment;</p>	<p>Effective</p>

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		<p>11b. To ensure Ensure that all ordnance is removed from the site in ways that ensure the development can take place without unacceptable risk to workers and neighbours including major disruption to the wider public off site.</p>	
67	<p><i>Delivery mm. - nn.</i></p>	<p><u>Phasing and Delivery:</u> <u>16. The delivery of the new town, including any individual phases, must:</u> <u>a. Be in accordance with the spatial framework diagram set out in the Supplementary Planning Document to ensure a comprehensive development of the site as a whole that will not prejudice the creation of a fully functioning and successful new town.</u> <u>b. Be informed by appropriate strategies, assessments and evidence reports.</u> <u>mmc. Plan for essential services, facilities and infrastructure to be provided in a comprehensive manner, anticipating future needs, and establishing suitable mechanisms to deliver the infrastructure in a timely and efficient way to achieve the successful delivery of the new town, including the needs of individual phases,</u> The process for achieving delivery, <u>and including the requirements on developers.</u> <u>and.</u> Requirements for <u>Make satisfactory arrangements to ensure appropriate</u> engagement and consultation with local people and stakeholders.</p>	<p>Positively prepared Justified Effective Consistent with national policy To ensure that the development of the town will be properly planned and delivered over the plan period. These are matters that would have been addressed in an AAP. The AAP would have required that relevant strategies, assessments and evidence reports be prepared to support future planning applications. Many elements of policy SS/5 can only effectively be addressed through the preparation of such documents.</p>

Page	Policy/Paragraph	Modification	Justification
67	New	<p><u>Supplementary Planning Document:</u> <u>17. The SPD to be prepared for the Strategic Site shown on the Policies Map will provide further guidance and detail on the implementation of Policy SS/5. The SPD will include:</u></p> <ul style="list-style-type: none"> <u>a. An overarching, high level vision for the new town.</u> <u>b. Consideration of relevant context including key constraints and opportunities.</u> <u>c. The broad location of the components of the new town which are essential to support comprehensive and seamless development. A spatial framework diagram will be included that ensures the creation of a sustainable, legible and distinctive new settlement.</u> <u>d. The location, nature and extent of any formal open space to be provided outside of the Major Development Area.</u> <u>e. Broadly how the development is to be phased, including the delivery of key infrastructure.</u> 	<p>Positively prepared Justified Effective Consistent with national policy</p> <p>See the justification to paragraph 1.</p> <p>It is relevant to include clarification of the content of the proposed SPD.</p> <p>There may be scope to provide some formal open space outside the Major Development Site whilst providing an appropriate setting for Denny Abbey, which will need to be considered through the SPD.</p>
67	Paragraph 3.35 (there are no changes to paragraph 3.34,	3.35 This is a long term development opportunity. Development will take place towards the end of over the plan period, and much of it beyond the plan period. In order to create a comprehensive policy framework, and to allow the nature of the town to be established with the local communities and stakeholders, an Area Action Plan (AAP) will be prepared by the Council in close cooperation with stakeholder which will cover the area shown on the	To reflect changes to Policy SS/5

Page	Policy/Paragraph	Modification	Justification
	3.38 and 3.39)	<p>Policies Map. This will form part of the development plan, and have the status of a Development Plan Document. <u>The implementation of the new town development provided for by this policy will be informed by a SPD produced in accordance with policy paragraph 17 and the local community and stakeholders will be engaged in its preparation.</u> The policy establishes principles <u>requirements and objectives</u> that will need to be addressed in the AAP <u>SPD</u>, and subsequently by developers. A full range of detailed assessments will be required, initially at a level appropriate to inform the AAP <u>SPD</u>, and ultimately as part of any planning application.</p>	
67	Paragraph 3.36	<p>3.36 The Policies Map also identifies the Major Development Site, which will accommodate the built development of the new town. This does not mean the whole of the area will be developed. Large parts of it will remain undeveloped and green after the settlement is complete to provide open spaces within the new town and a substantial green setting for the new town, Denny Abbey and <u>Farmland Museum and</u> Waterbeach village. Areas to the north of the town within the area to be covered by the AAP <u>SPD</u> will ensure that it will remain physically separate from Denny Abbey. Assessment of the setting of Denny Abbey using English Heritage's <u>Historic England's</u> guidance on Setting of Heritage Assets will be required in view of the importance of conserving and where possible enhancing the remote rural and historic setting of Denny Abbey, a nationally important heritage asset, will be a key element of the plan, including having regard to key views and landscape character. <u>There may be scope to provide some formal open space outside the Major Development Area whilst providing an appropriate setting for Denny Abbey, if demonstrated to be appropriate through the SPD.</u></p>	<p>This modification (highlighted text) – reference MC/3/08 was agreed in March 2014</p>

Page	Policy/Paragraph	Modification	Justification
68	Paragraph 3.37	<p>3.37 Delivery of large areas of green infrastructure will also enable the enhancement of biodiversity within the town, whilst providing a network of open spaces for new and existing communities. Maintaining separation with <u>the identity of</u> Waterbeach village <u>as a village close to but separate from the new town</u> is also necessary to avoid coalescence and the Green Belt has been extended in the vicinity of Bannold Road to ensure this. The nature of the remainder of the transition between Waterbeach village and the new town will be addressed through the AAP <u>SPD.</u></p>	To reflect changes to Policy SS/5
69	Policy SS/6: New Village at Bourn Airfield Subsection 1	<p>Amend wording as follows:</p> <ol style="list-style-type: none"> 1. Land south of the A428 based on Bourn Airfield is allocated for the development of a new village of approximately 3,500 dwellings. <u>A Supplementary Planning Document (SPD) will be prepared for the new village as addressed at subsection 15 of this policy. The final number of dwellings will be determined through a design-led approach and spatial framework diagram included in the SPD.</u> An Area Action Plan (AAP) will be prepared by the Council for the area shown on the Policies Map to guide development of the site. It will be classified as a Rural Centre once built. 	<p>Positively prepared Consistent with national policy</p> <p>The Council has received legal advice that the second tier planning guidance proposed to be prepared to add further detail to policy SS/6 in law will comprise a Supplementary Planning Document (SPD) rather than an Area Action Plan (AAP). This takes account of considerable advice from the Courts over recent years on the status of these types of planning document, depending on</p>

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			<p>the nature of their content.</p> <p>The Local Plan Regulations 2012 state that planning document that addresses “any environmental, social, design and economic objectives which are relevant to the attainment of the development and use of land” that is allocated in a local plan will comprise a SPD (regulation 5(1)(a)(iii)).</p> <p>Modifications are proposed to give effect to this advice and a number of consequential policy wording changes also flow from this decision are set out here and below.</p>
69	Subsection 2	2. The new village will be developed to high standards of design and layout. A key consideration will be the relationship with other settlements in the A428 corridor, and maintaining rural character and separation of individual villages.	No change

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69	Subsection 3	3. It will deliver an example of excellence in sustainable development and healthier living, which will make a significant contribution to the long term development needs of the Cambridge area.	No change
69	Subsection 4	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.	This modification was agreed in March 2014 reference PM/SC/3/I
69	Subsection 5	4.5. The Major Development area Site , which will accommodate the built development of the new village, is shown on the Policies Map. The area to be planned through the AAP SPD is also shown on the Policies Map. This includes additional land to ensure that the development potential of the former airfield site is maximised and to ensure that the new village includes green infrastructure <u>including formal and informal open space, strategic</u> landscaping and green separation, particularly from Caldecote / Highfields to help it fit into its rural setting.	<p>Positively prepared Justified Effective Consistent with national policy</p> <p>See subsection 1 justification.</p> <p>Revisions to the boundary of the Major Developed Site (MDS) to take account of changes in the evidence base since submission concerning the approach to buffers with the existing employment uses and to strategic landscaping and green separation particularly to</p>

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			<p>Caldecote/Highfields – see Modification to the Policies Map, Inset I below.</p> <p>For clarification and matters that would have been addressed in an AAP.</p>
69	Subsection 6	<p>6. The AAP will establish a policy framework for the site, and will address issues and requirements including:</p>	<p>Positively prepared Justified Effective Consistent with national policy See Subsection 1 justification.</p>
69	<i>The Site</i> a.	<p><i>The Site</i></p> <p>5.a. Establish the built area of the settlement will be contained within the Major Development Site area, and the location of major land uses; and the design of the edges of the new village will have particular regard to ensuring an appropriate relationship with Cambourne and Highfields Caldecote.</p>	<p>Positively prepared Justified Effective Consistent with national policy See Subsection 1 justification.</p> <p>Matters that would have been addressed in an AAP.</p>
70	<i>The Phasing and</i>	<i>The Phasing and Delivery of a Mix of Land Uses:</i>	Consistent with national

Page	Policy/Paragraph	Modification	Justification
	<p><i>Delivery of a Mix of Land Uses:</i> <i>b.- h.</i></p>	<p><u>6.</u> <u>The new village will provide a range of uses appropriate to a new village including:</u></p> <p><u>b.a.</u> Residential development of a mix of dwelling sizes and types, including affordable housing, to achieve a balanced and inclusive community.;</p> <p><u>e.b.</u> Employment development, <u>of a quantum type and mix to meet the needs of the new village to be established through an Economic Development Strategy prepared in partnership with the local authority and key stakeholders.</u> to include the existing ThyssenKrupp site, appropriate to a residential area in Use Class B1. Where distant from residential areas the site could also include other employment uses. The AAP will consider how this site can be integrated with the new village;</p> <p><u>d.c.</u> Shops, services, leisure and other town centre uses¹ of an appropriate scale for a Rural Centre, whilst avoiding significant impacts on vitality and viability of surrounding centres, and not competing with Cambridge as the sub regional centre or Cambourne village centre.;</p> <p><u>e.d.</u> Smaller local centres to meet the needs of residential areas to ensure accessible local services.;</p> <p><u>f.e.</u> Community services and facilities, including health, primary school and secondary school education;</p> <p><u>g.f.</u> Open space, sports and leisure facilities.;</p> <p><u>h.g.</u> Appropriate provision <u>for</u> and design of waste / recycling management facilities.</p>	<p>policy Justified Matters that would have been addressed in an AAP.</p>

Page	Policy/Paragraph	Modification	Justification
		Footnote: ¹ Main town centre uses defined in the NPPF: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).	
70	<i>Measures to Address Landscape, Townscape and Historic Setting of the New Village, and Deliver a High Quality New Development: i - l.</i>	<i>Measures to Address Landscape, Townscape and Historic Setting of the New Village, and Deliver a High Quality New Development:</i> 7. The new village will: i.a. Establish and follow d Design principles to deliver a high quality development responding to local character, but also with its own identity; j.b. Provide s Strategic landscaping within and beyond the Major Development Area to deliver a high quality landscaped setting around the boundary of the settlement to avoid it appearing as part of a ribbon of urban development south of the A428, to maintain the rural nature of the Broadway and ensure separation from Cambourne, and to ensure countryside separation from Caldecote / Highfields and Bourn.; k.c. Measures to P protect and enhance the setting of listed buildings near to the site; l.d. Identification and I ncorporate necessary mitigation to sensitive boundaries, with regard to noise, including the A428, using landscaped earth bunds.	Consistent with national policy Justified Matters that would have been addressed in an AAP

Page	Policy/Paragraph	Modification	Justification
71	<p><i>Delivery of a Significant Network of Green Infrastructure: m.-.q.</i></p>	<p><i>Delivery of a Significant Network of Green Infrastructure:</i></p> <p>8. The new village will:</p> <p>m.a. Provide a high degree of connectivity to existing corridors and networks, including through an enhanced network of footpaths and bridleways-</p> <p>n.b. Include areas accessible to the public as well as areas with more restricted access with the aim of enhancing biodiversity-</p> <p>o.c. Retain Retain Retention of existing woods, hedges, and water features which would contribute to the character and amenity of the village or separation from surrounding communities, managed to enhance their ecological value-</p> <p>p.d. Consider the multifunctional value of spaces, e.g. amenity, landscape, biodiversity, recreation and drainage-</p> <p>q.e. Take account of Requirement for a full programme of ecological survey and monitoring, to guide a biodiversity management plan to provide appropriate mitigation and enhancement.</p>	<p>Effective</p>
71	<p><i>Significant Improvements in Public Transport, including: r.- t. Measures to Promote Cycling and Walking, including: u.-.x.</i></p>	<p><u>Creation of a comprehensive movement network:</u></p> <p>9. The new village will be founded on a comprehensive movement network for the whole village, that connects key locations including the village centre and schools to encourage the use of sustainable modes of travel and includes:</p> <p>a. <i>Significant Improvements in Public Transport, including:</i></p> <p>r.i. Provision of a A segregated bus link from Cambourne to Bourn Airfield new village across the Broadway, and on through the development to the junction of the St Neots Road with Highfields Road;-</p> <p>s.ii. Any measures necessary to ensure that a bus journey between Caldecote /</p>	<p>Positively prepared Justified Effective Consistent with national policy</p> <p>The AAP would have addressed the need for a comprehensive movement network.</p>

Page	Policy/Paragraph	Modification	Justification
		<p>Highfields and the junction of the A428 and the A1303 is direct and unaffected by any congestion suffered by general traffic;-</p> <p>t.iii. Provision of h High quality segregated bus priority measures <u>or busway on or parallel to</u> on the A1303 between its junction with the A428 and Queens Road, Cambridge-</p> <p>b. <i>Measures to Promote Cycling and Walking, including:</i></p> <p>u. Potentially incorporate a Park and Ride facility for the A428 corridor.</p> <p>v.i Provision of a A network of attractive, direct, safe and convenient walking and cycling routes <u>from the start of the development</u> linking homes to public transport and the main areas of activity such as the village centre, schools and employment areas;</p> <p>w.ii Provision of d Direct, segregated high quality pedestrian and cycle links to west Cambridge, Cambourne, Caldecote / Highfields, Hardwick and Bourn;</p> <p>x.iii. A Smarter Choices package including residential, school and workplace travel planning.</p> <p>c. <i>Highway Improvements including:</i></p> <p>y.i. Include m Measures to mitigate the traffic impact of the new village on surrounding villages and roads;</p> <p>z.ii. Provide c Convenient vehicular access, with at least two separate access points to the north west and north east of the site;</p> <p>aa.iii. Ensure that there will be no direct vehicular access to the Broadway for southbound traffic from the new village There will be no direct vehicular access to the Broadway (except buses and bicycles).</p>	<p>To better reflect the current views of the Highway Authority.</p>

Page	Policy/Paragraph	Modification	Justification
72	<i>Sustainability:</i> <i>bb.</i>	<i>Sustainability:</i> bb. 10. Sustainable design and construction measures. The AAP will <u>The new village will incorporate and deliver</u> identify opportunities to exceed <u>sustainable design and construction</u> standards established by the Local Plan. These measures could include combined heat and power.	Effective
72	<i>Infrastructure Requirements:</i> <i>cc. – ee.</i>	<i>Infrastructure Requirements:</i> 11. The new village will: ee. a. <u>Ensure t</u> The provision, management and maintenance of infrastructure, services and facilities to meet the needs of the village; dd. b. <u>Make appropriate a</u> Arrangements for foul drainage and sewage disposal, to be explored and identified through a Foul Drainage Strategy; ee. c. <u>Ensure the p</u> Provision, management and on-going maintenance of sustainable surface water drainage measures to control the risk of flooding on site and which will reduce the risk of flooding to areas downstream and upstream of the development.	Effective
72	<i>Community Development:</i> <i>ff.</i>	<i>Community Development:</i> ff. 12. Measures <u>will be required</u> to assist the development of a new community, such as <u>through</u> community development workers.	Effective
72	<i>Site Preparation:</i> <i>gg.- hh.</i>	<i>Site Preparation:</i> 13. Developers will be required to: aa. a. <u>Undertake s</u> Site wide investigation and assessment of land contamination and other issues resulting from former land uses, including military use, to ensure the land is suitable for the proposed end use and is not presenting a	Effective

Page	Policy/Paragraph	Modification	Justification
		<p>risk to the environment.</p> <p>bb. To e Ensure that all ordnance is removed from the site in ways that ensure the development can take place without unacceptable risk to workers and neighbours including major disruption to the wider public off site.</p>	
72	<p><i>Delivery:</i> <i>ii- jj.</i></p>	<p><i>Phasing and Delivery:</i></p> <p><u>14. The delivery of the new village, including any individual phases, must:</u></p> <p><u>a. Be in accordance with the spatial framework diagram set out in the Supplementary Planning Document to ensure a comprehensive development of the site as a whole that will not prejudice the creation of a fully functioning and successful new village.</u></p> <p><u>b. Be informed by appropriate strategies, assessments and evidence reports.</u></p> <p><u>ii.c. Plan for essential services, facilities and infrastructure to be provided in a comprehensive manner, anticipating future needs, and establishing suitable mechanisms to deliver the infrastructure in a timely and efficient way to achieve the delivery of the new village, including the needs of individual phases.</u> The process for achieving delivery, and including the requirements on developers;</p> <p><u>jj.d. Requirements for Make satisfactory arrangements to ensure appropriate</u> engagement and consultation with local people and stakeholders.</p>	<p>Positively prepared Justified Effective Consistent with national policy</p> <p>To ensure that the development of the town will be properly planned and delivered over the plan period. These are matters that would have been addressed in an AAP.</p> <p>The AAP would have required that relevant strategies, assessments and evidence reports be prepared to support future planning applications. Many elements of policy SS/5 can only effectively be addressed through the</p>

Page	Policy/Paragraph	Modification	Justification
			preparation of such documents.
72	Supplementary Planning Document: New	<p><u>Supplementary Planning Document:</u></p> <p><u>15. The SPD to be prepared for the Strategic Site shown on the Policies Map will provide further guidance and detail on the implementation of Policy SS/6. The SPD will include:</u></p> <p><u>a. An overarching, high level vision for the new village.</u></p> <p><u>b. Consideration of relevant context including key constraints and opportunities.</u></p> <p><u>c. The broad location of the components of the new village which are essential to support comprehensive and seamless development. A spatial framework diagram will be included that ensures the creation of a sustainable, legible and distinctive new settlement.</u></p> <p><u>d. Broadly how the development is to be phased, including the delivery of key infrastructure.</u></p>	<p>Positively prepared</p> <p>Justified</p> <p>Effective</p> <p>Consistent with national policy</p> <p>See the justification to Subsection 1.</p> <p>It is relevant to include clarification of the content of the proposed SPD.</p>
	Policies Map – Inset I	Amend the boundary of the Major Development Area – see attached map	See above at subsection 5
72	Paragraph 3.41 (there are no changes to paragraphs 3.40, 3.43, 3.44, 3.45, 3.46, 3.47, and	<p>3.41 This is a long term development opportunity. Development will take place in the second half of over the plan period, and much of it beyond the plan period. In order to create a comprehensive policy framework, and to allow the nature of the new village to be established with the local communities and stakeholders, an Area Action Plan (AAP) will be prepared by the Council. This will form part of the development plan, and have the status of a Development Plan Document. <u>The implementation of the new village development provided for by this policy will be informed by a SPD</u></p>	To reflect changes to Policy SS/6

Page	Policy/Paragraph	Modification	Justification
	3.48)	<u>produced in accordance with policy paragraph 15 and the local community and stakeholders will be engaged in its preparation.</u> The policy above establishes principles <u>requirements and objectives</u> that will need to be addressed in the AAPSPD, and subsequently by developers.	
72	Paragraph 3.42	3.42 The Plan <u>Policies Map</u> identifies the <u>M</u> major <u>D</u> development <u>S</u> site which will accommodate the built development of the new village and infrastructure to support it. Not all the site will be developed within the Plan period and large parts of it will remain undeveloped and green after the settlement is complete to provide a substantial green setting for the settlement. A wider <u>Strategic Site</u> area is identified to be <u>addressed by the SPD</u> planned through the AAP. This will allow the consideration of measures to mitigate the wider impacts of the village, such as through strategic landscaping and green infrastructure, to ensure that it will remain physically separate from surrounding villages especially the closest villages of Caldecote / Highfields, Bourn and Cambourne.	To reflect changes to Policy SS/6

Chapter 7: Delivering High Quality Homes

Page	Policy/Paragraph	Modification	Justification
139	Policy H/8:	Delete part 3 of Policy H/8 and replace with:	Positively prepared and justified.

Page	Policy/Paragraph	Modification	Justification
	Housing Mix	<p><u>5% of homes in a development should be built to the accessible and adaptable dwellings M4(2) standard rounding down to the nearest whole property. This provision shall be split evenly between the affordable and market homes in a development rounding to the nearest whole number.</u></p>	<p>The Council accepts that there is insufficient needs evidence to justify that all new affordable homes should be built to Requirement M4(2) (accessible and adaptable dwellings) standard. On the basis of this needs data and in recognition that many homes can be modified or used differently to meet changing housing needs, the Council considers that it would be reasonable to make a Proposed Modification to part 3 of the Policy.</p> <p>Consistent with National Policy</p> <p>National Planning Practice Guidance at paragraphs 005 to 010 (Ref ID: 56-005-20150327 to Ref ID: 56-010-2050327 makes clear that if access standard policies are to be included</p>

Page	Policy/Paragraph	Modification	Justification
			<p>in Local Plans there must be evidence of need, of viability, and be limited to application of Requirement M4 (2) (accessible and adaptable dwellings), and/or M4 (3) (Wheelchair user dwellings) standards only of the Building Regulations 2015.</p> <p>Note: This Modification is included in the Council's statement to Matter SC5: Delivering High Quality Homes – Development Management. However, it is updated in this schedule to make clear that it is intended to apply to developments of 20 or more homes, for consistency with the Modification to paragraph 7.28.</p>
139	Paragraph 7.28	<p>Amendment paragraph 7.28 as follows:</p> <p style="text-align: center;">Local evidence shows that in Council housing up to 41% of households</p>	To reflect the changes to policy H/8.

Page	Policy/Paragraph	Modification	Justification
		<p>include someone with a disability¹. This figure falls to 14.3% of private sector households of which just less than half have mobility problems. A breakdown of household composition in the district in 2011 can be read in the 'key facts' box at the start of this chapter. Building all-affordable-homes and 5% of private new homes on sites of 20 or more to the M4(2) standard (accessible and adaptable dwelling standard) Lifetime Homes Standard will help ensure that our housing stock will better meet the needs of all our residents. The Lifetime Homes Standard (November 2011) is a widely used national standard for ensuring that the spaces and features in new homes can readily meet or be simply adapted to meet, the needs of most people, including those with reduced mobility".</p>	<p>Note: This Modification is included in the Council's statement to Matter SC5: Delivering High Quality Homes – Development Management.</p>
143	<p>Policy H/10: Rural Exception Site Affordable Housing</p>	<p>Add additional wording at the end of criterion 1d of Policy H/10 as follows:</p> <p>1d. That the affordable homes are secured for occupation by those in housing need in perpetuity. <u>Mortgagee in Possession clauses will be allowed where demonstrated to be necessary to enable development to proceed.</u></p> <p>If the Inspectors, notwithstanding the above, retain any concerns about flexibility and whether the policy is sufficiently positive section 2 could be deleted and replaced with:</p> <p><u>"2. In order to facilitate the delivery of significant additional affordable housing the Council will consider allowing some market housing on rural exception sites on viability or deliverability grounds".</u></p>	<p>Effective</p> <p>The definition of rural exception site affordable housing in the glossary of the NPPF states that they are small sites used for affordable housing in perpetuity. This wording is now threatening the local delivery of rural exception site developments as Registered Providers are increasingly seeking the inclusion of a Mortgagee in Possession (MIP) clause in</p>

¹ RD/H/030 South Cambridgeshire Housing Strategy 2012-2016 page 27

Page	Policy/Paragraph	Modification	Justification
			<p>order to be able to access funds from lenders to finance the development. Such clauses allow as a last resort where a Registered provider has defaulted on a loan, the lender to gain possession and dispose of the relevant properties on the open market which would conflict with the policy requirement that provision be made 'in perpetuity'.</p> <p>The Council's statement to the examination indicates to the Inspectors that if they have concerns about the flexibility of paragraph 2 of the policy, an alternative wording could be considered that would revise paragraph 2 to provide a more positive policy statement about allowing some market</p>

Page	Policy/Paragraph	Modification	Justification
			<p>housing on rural exception sites that would also allow consideration of site deliverability in planning decision making as indicated in the National Planning Policy Framework. The detail of how viability and deliverability considerations would be taken into account in decision taking can be detailed in a Supplementary Planning Document (SPD). This would a change in the Council's position as included in the submitted Local Plan and Member's views are sought on this possible modification.</p> <p>Note: This Modification is included in the Council's statement to Matter SC5: Delivering High Quality Homes – Development Management.</p>

Page	Policy/Paragraph	Modification	Justification
143	Paragraph 7.38	<p>Amend paragraph 7.38 as follows:</p> <p style="padding-left: 40px;">Exception sites should provide 100% affordable housing but this may not always be possible. without public subsidy. Therefore an element of market housing may be permitted on exception sites where no public subsidy is available and where changing the tenure of the affordable homes would not assist viability or properly address the local needs identified. The developer must demonstrate that the inclusion of market housing is required to enable the site to be developed primarily for affordable housing. Developers seeking to justify a lower proportion of affordable housing are required to demonstrate why a 100% affordable housing scheme is unviable and identify what level would be viable. The financial viability assessment should be prepared by the applicant. Where agreement is not reached, external consultants will be appointed to undertake a further independent viability assessment. The applicant will meet the costs of the independent assessment".</p>	<p>To reflect changes to policy H/10.</p> <p>Note: This Modification is included in the Council's statement to Matter SC5: Delivering High Quality Homes – Development Management.</p>
144	Policy H/11: Residential Space Standards for Market Housing	<p>Delete Policy H/11 (including Figure 10), the supporting text in paragraphs 7.40 and 7.41, and the definition of 'gross internal floor area' in the glossary. Replace with the following policy and supporting text:</p> <p><u>Policy H/11: Residential Space Standards</u></p> <p><u>New residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.</u></p> <p><u>The standard requires that:</u></p>	<p>Positively prepared and justified</p> <p>The Council has published evidence that shows that some new development in the district is not being built in conformity with the new national residential space standards. There is a clear</p>

Page	Policy/Paragraph	Modification	Justification
		<p>a) <u>the dwelling provides at least the gross internal floor area and built-in storage area set out in Figure 10;</u></p> <p>b) <u>a dwelling with two or more bedspaces has at least one double (or twin) bedroom;</u></p> <p>c) <u>in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide;</u></p> <p>d) <u>in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²;</u></p> <p>e) <u>one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide;</u></p> <p>f) <u>any area with a headroom of less than 1.5m is not counted within the gross internal area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the gross internal area);</u></p> <p>g) <u>any other area that is used solely for storage and has a head room of 900- 1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all;</u></p> <p>h) <u>a built-in wardrobe counts towards the gross internal area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement;</u></p> <p>i) <u>the minimum floor to ceiling height is 2.3m for at least 75% of the gross internal area.</u></p> <p><u>Figure 10: Minimum gross internal floor areas and storage (m²)</u></p>	<p>need in South Cambridgeshire for a policy requiring new homes (market and affordable) to meet or exceed the national space standards.</p> <p>Effective Implementing the Nationally Described Space Standard provides an effective means of implementing a room sizes policy. The modification replaces the residential space standard based on the Homes and Communities Agency (HCA) space standards that was included in the submitted plan.</p> <p>Consistent with National Policy The modification is necessary to reflect the Government's Technical Housing Standards.</p>

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		<table border="1"> <thead> <tr> <th data-bbox="607 323 775 499"><u>Number of bedrooms (b)</u></th> <th data-bbox="775 323 1025 400"><u>Number of bed spaces(persons)</u></th> <th data-bbox="1025 323 1189 400"><u>1 storey dwellings</u></th> <th data-bbox="1189 323 1352 400"><u>2 storey dwellings</u></th> <th data-bbox="1352 323 1516 400"><u>3 storey dwellings</u></th> <th data-bbox="1516 323 1648 400"><u>Built in storage</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="607 499 775 568" rowspan="2"><u>1b</u></td> <td data-bbox="775 499 1025 568"><u>1p</u></td> <td data-bbox="1025 499 1189 568"><u>39 (37)</u></td> <td data-bbox="1189 499 1352 568"></td> <td data-bbox="1352 499 1516 568"></td> <td data-bbox="1516 499 1648 568"><u>1.0</u></td> </tr> <tr> <td data-bbox="775 568 1025 636"><u>2p</u></td> <td data-bbox="1025 568 1189 636"><u>50</u></td> <td data-bbox="1189 568 1352 636"><u>58</u></td> <td data-bbox="1352 568 1516 636"></td> <td data-bbox="1516 568 1648 636"><u>1.5</u></td> </tr> <tr> <td data-bbox="607 636 775 705" rowspan="2"><u>2b</u></td> <td data-bbox="775 636 1025 705"><u>3p</u></td> <td data-bbox="1025 636 1189 705"><u>61</u></td> <td data-bbox="1189 636 1352 705"><u>70</u></td> <td data-bbox="1352 636 1516 705"></td> <td data-bbox="1516 636 1648 705" rowspan="2"><u>2.0</u></td> </tr> <tr> <td data-bbox="775 705 1025 774"><u>4p</u></td> <td data-bbox="1025 705 1189 774"><u>70</u></td> <td data-bbox="1189 705 1352 774"><u>79</u></td> <td data-bbox="1352 705 1516 774"></td> </tr> <tr> <td data-bbox="607 774 775 962" rowspan="3"><u>3b</u></td> <td data-bbox="775 774 1025 842"><u>4p</u></td> <td data-bbox="1025 774 1189 842"><u>74</u></td> <td data-bbox="1189 774 1352 842"><u>84</u></td> <td data-bbox="1352 774 1516 842"><u>90</u></td> <td data-bbox="1516 774 1648 962" rowspan="3"><u>2.5</u></td> </tr> <tr> <td data-bbox="775 842 1025 911"><u>5p</u></td> <td data-bbox="1025 842 1189 911"><u>86</u></td> <td data-bbox="1189 842 1352 911"><u>93</u></td> <td data-bbox="1352 842 1516 911"><u>99</u></td> </tr> <tr> <td data-bbox="775 911 1025 962"><u>6p</u></td> <td data-bbox="1025 911 1189 962"><u>95</u></td> <td data-bbox="1189 911 1352 962"><u>102</u></td> <td data-bbox="1352 911 1516 962"><u>108</u></td> </tr> <tr> <td data-bbox="607 962 775 1225" rowspan="4"><u>4b</u></td> <td data-bbox="775 962 1025 1031"><u>5p</u></td> <td data-bbox="1025 962 1189 1031"><u>90</u></td> <td data-bbox="1189 962 1352 1031"><u>97</u></td> <td data-bbox="1352 962 1516 1031"><u>103</u></td> <td data-bbox="1516 962 1648 1225" rowspan="4"><u>3.0</u></td> </tr> <tr> <td data-bbox="775 1031 1025 1099"><u>6p</u></td> <td data-bbox="1025 1031 1189 1099"><u>99</u></td> <td data-bbox="1189 1031 1352 1099"><u>106</u></td> <td data-bbox="1352 1031 1516 1099"><u>112</u></td> </tr> <tr> <td data-bbox="775 1099 1025 1168"><u>7p</u></td> <td data-bbox="1025 1099 1189 1168"><u>108</u></td> <td data-bbox="1189 1099 1352 1168"><u>115</u></td> <td data-bbox="1352 1099 1516 1168"><u>121</u></td> </tr> <tr> <td data-bbox="775 1168 1025 1225"><u>8p</u></td> <td data-bbox="1025 1168 1189 1225"><u>117</u></td> <td data-bbox="1189 1168 1352 1225"><u>124</u></td> <td data-bbox="1352 1168 1516 1225"><u>130</u></td> </tr> <tr> <td data-bbox="607 1225 775 1289"><u>5b</u></td> <td data-bbox="775 1225 1025 1289"><u>6p</u></td> <td data-bbox="1025 1225 1189 1289"><u>103</u></td> <td data-bbox="1189 1225 1352 1289"><u>110</u></td> <td data-bbox="1352 1225 1516 1289"><u>116</u></td> <td data-bbox="1516 1225 1648 1289"><u>3.5</u></td> </tr> </tbody> </table>	<u>Number of bedrooms (b)</u>	<u>Number of bed spaces(persons)</u>	<u>1 storey dwellings</u>	<u>2 storey dwellings</u>	<u>3 storey dwellings</u>	<u>Built in storage</u>	<u>1b</u>	<u>1p</u>	<u>39 (37)</u>			<u>1.0</u>	<u>2p</u>	<u>50</u>	<u>58</u>		<u>1.5</u>	<u>2b</u>	<u>3p</u>	<u>61</u>	<u>70</u>		<u>2.0</u>	<u>4p</u>	<u>70</u>	<u>79</u>		<u>3b</u>	<u>4p</u>	<u>74</u>	<u>84</u>	<u>90</u>	<u>2.5</u>	<u>5p</u>	<u>86</u>	<u>93</u>	<u>99</u>	<u>6p</u>	<u>95</u>	<u>102</u>	<u>108</u>	<u>4b</u>	<u>5p</u>	<u>90</u>	<u>97</u>	<u>103</u>	<u>3.0</u>	<u>6p</u>	<u>99</u>	<u>106</u>	<u>112</u>	<u>7p</u>	<u>108</u>	<u>115</u>	<u>121</u>	<u>8p</u>	<u>117</u>	<u>124</u>	<u>130</u>	<u>5b</u>	<u>6p</u>	<u>103</u>	<u>110</u>	<u>116</u>	<u>3.5</u>	<p>Note: This Modification is included in the Council's statement to Matter SC5: Delivering High Quality Homes – Development Management.</p>
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<u>5b</u>	<u>6p</u>	<u>103</u>	<u>110</u>	<u>116</u>	<u>3.5</u>																																																															

Page	Policy/Paragraph	Modification					Justification		
			<u>7p</u>	<u>112</u>	<u>119</u>	<u>125</u>			
		<u>8p</u>	<u>121</u>	<u>128</u>	<u>134</u>				
		<u>6b</u>	<u>7p</u>	<u>116</u>	<u>123</u>	<u>129</u>	<u>4.0</u>		
		<u>8p</u>	<u>125</u>	<u>132</u>	<u>138</u>				
		<p><u>Notes:</u></p> <ol style="list-style-type: none"> 1. <u>Built-in storage areas are included within the overall gross internal areas and include an allowance of 0.5m² for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.</u> 2. <u>Gross internal areas for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. Gross internal areas for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the gross internal area provided that all aspects of the space standard have been met.</u> 3. <u>Where a 1 bedroom 1 person flat has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.</u> 4. <u>Furnished layouts are not required to demonstrate compliance.</u> 5. <u>Further details on how to apply the standard can be found in the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.</u> 							

Page	Policy/Paragraph	Modification	Justification
		<p><u>7.40 The provision of sufficient space within new homes is an important element of good residential design and will ensure a reasonable level of residential amenity and quality of life, and that there is sufficient space, privacy and storage facilities to ensure the long term sustainability and usability of new homes. From time to time the Government may make changes to the nationally described space standards, development proposals should therefore meet or exceed the standards in place at the time of the planning application if these are different from those in Policy H/11.</u></p> <p><u>7.41 Applicants should state the number of bedspaces / occupiers a home is designed to accommodate rather than simply the number of bedrooms.</u></p>	

Chapter 7: Delivering High Quality Homes - Proposed Modifications to Gypsy and Traveller and Travelling Showpeople Policies

Page	Policy/Paragraph	Modification	Justification
154	Policy H/19: Provision for Gypsies and Travellers and Travelling	<p>Amend first paragraph of Policy H/19: to read:</p> <ol style="list-style-type: none"> 1. Provision will be made for at least 85 permanent Gypsy and Traveller pitches between 2011 and 2031, and at least 114 plots for Travelling Showpeople between 2011 and 2031⁴⁶, <u>as indicated in the</u> 	<p>Positively prepared and justified</p> <p>To reflect the findings of the Cambridgeshire, King's</p>

	Showpeople	<p><u>Cambridgeshire, King's Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment 2016.</u></p>	<p>Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment 2016 (the GTANA).</p> <p>The GTANA concludes that the overall level of additional need for those households who meet the planning definition of a Gypsy or Traveller could be met through available sites, and does not warrant additional allocations. However, a need for Travelling Showpeople plots has been identified.</p> <p>Consistent with National Policy</p> <p>The Modification responds to the Government's Planning Policy for Travellers, by identifying the level of need to be addressed to meet needs consistent with the revised national definition and up to</p>
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			date evidence.
154	Paragraph 7.59	<p>Add new sentence to the end of paragraph 7.59</p> <p>The Government's Planning Policy for Traveller Sites (PPTS) 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 planning guidance was revised in 2015, in particular revising the definition of Gypsies and Travellers for the purposes of planning.</u></p>	<p>Consistent with National Policy</p> <p>To refer to updated Government Planning guidance.</p> <p>Note: this replaces November 2015 proposed modification MM/SC/7/A.</p>
154	Paragraph 7.60	<p>Delete paragraphs 7.60 and 7.61, and replace with:</p> <p>To help inform the development of a local target, the Council joined forces with other local authorities in Cambridgeshire, as well as parts of Norfolk and Suffolk, to commission a Gypsy and Traveller Accommodation Needs Assessment. The target identified in the policy reflects the findings of the study, as modified following an internal review².</p> <p>Government policy requires Councils to maintain a five year land supply of Travellers sites, in a similar way to housing, and identify deliverable sites to meet the needs to meet identified for the first five years. Between January 2011 and May 2013 January 2014 the Council had granted or resolved to grant planning permission for 72 79 pitches. In addition, a site at Chesterton Fen Road for 26 pitches, on land identified for Gypsy and Traveller pitches in the South Cambridgeshire Local Plan 2004, had been recently completed is under construction at time of writing, with a number of pitches now occupied. Therefore sufficient sites have come forward through windfall planning applications to meet</p>	<p>Positively prepared and justified</p> <p>To reflect the findings of the Cambridgeshire, King's Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment 2016 and changes to the Government's Planning Policy for Travellers in August 2015.</p> <p>A policy to address windfall applications will enable the Council to respond to</p>

² [South Cambridgeshire District Council Housing Portfolio Holder meeting 13th June 2012](#)

	<p>the identified need. The Plan does not propose any further allocations.</p> <p><u>Responding to the new guidance and the need for up to date evidence on the level of need, the Council joined forces with other local authorities in Cambridgeshire, as well as parts of Norfolk and Suffolk, to commission a new Gypsy and Traveller Accommodation Needs Assessment (GTANA), which was completed in 2016.</u></p> <p><u>Government policy requires Councils to maintain a five year land supply of Travellers sites, in a similar way to housing, and identify deliverable sites to meet the needs to meet identified for the first five years.</u></p> <p><u>The GTANA concluded that there was no identified need for Gypsy and Traveller pitches during the plan period, taking account of existing available supply. The Local Plan does not propose any further allocations. The assessment acknowledges that it was not possible to determine the travelling status of a number of existing households who did not participate in surveys carried out for the purpose of the assessment. A proportion of these households may include individuals who meet the definition provided in the PPTS and therefore give rise to some additional need for further pitch provisions. However, the extent of such additional need (if any) cannot be identified. Any proposals for further sites in the district will be considered according to Policies H/21 and H/22.</u></p> <p><u>The GTANA concluded that there was an identified need for additional Travelling Showpeople Plots, particularly arising from overcrowding on existing plots. The assessment acknowledges that it was not possible to determine the travelling status of some existing households, and a proportion of these may include members who meet the definition provided in the PPTS.</u></p>	<p>proposals, and provides an appropriate response where the GTANA identified a level of unknown need.</p> <p>Note: paragraph 7.61 was previously proposed to be modified by MC/7/03, and this is therefore superseded.</p>
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However, the extent of such additional need (if any) cannot be identified. Any proposals for further sites in the district will be considered according to Policies H/21 and H/22.

155

Table after Paragraph 7.60

Replace table after paragraph 7.60 as follows:

Gypsy and Traveller need in South Cambridgeshire

Period	Need for Gypsy and Traveller Pitches
2011 - 2016	65
2016 - 2021	0
2021 - 2026	20
2026 - 2031	0
TOTAL 2011 to 2031	85

Period	Need for Gypsy and Traveller Pitches	Need for Travelling Showpeople Plots
2016 - 2021	-17	9
2021 - 2026	2	1

Positively prepared and justified.

To reflect the findings of the Cambridgeshire, King's Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment 2016.

2026 – 2031	3	1	
TOTAL 2016 to 2031	-12	11	

Source: Cambridgeshire, King's Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment 2016.

155	Paragraph 7.64	<p>Amend Paragraph 7.64 to read:</p> <p>The Needs Assessment notes that beyond the immediate need, assessments of growth are based on modelling, and the best information available. The difficulties in protecting forward beyond 10 years, are noted in national guidance on carrying out needs assessments. Needs Assessments are reviewed periodically. There will be a need to monitor the plan and review it as necessary to take account of more up to date evidence.</p>	<p>Positively prepared and justified</p> <p>Paragraph reflects the findings of the previous needs assessment, and therefore needs to be updated.</p>
155	Paragraph 7.65	<p>Amend paragraph 7.65</p> <p>The Government's Planning Policy for Travellers Sites requires plans to identify specific sites, or where not possible broad locations, where future need will be met. The Council considers that major developments provide an opportunity to deliver provision to meet longer term needs should they arise.</p>	<p>Consistent with National Policy</p> <p>Remove paragraph as it unnecessarily repeats national policy.</p>
156	After Paragraph 7.65	<p>Add new Paragraph 7.65a:</p> <p><u>In respect of those Gypsies and Travellers or Travelling Showpeople who do not lead a nomadic lifestyle according to the planning definition, South</u></p>	<p>Consistent with National Policy</p> <p>To reflect changes to the Government's Planning</p>

		<u>Cambridgeshire will continue to assess and plan to meet their needs, as part of its wider responsibilities to plan to meet the accommodation needs of its settled community.</u>	Policy for Travellers in August 2015.
156	Policy H/20: Gypsy and Traveller Provision at New Communities	Amend first paragraph of Policy H/20 to read: <u>If need is identified</u> opportunities to deliver Gypsy and Traveller sites will be sought as part of large scale new communities and significant major development sites. <u>The need and opportunities should be kept under review through the planning of future phases of such developments as they come forward during life of the Local Plan.</u>	Positively prepared and justified. To reflect the findings of the Cambridgeshire, King's Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment 2016. Effective To clarify in the policy how it would be applied it need arises during the life of the Local Plan.
157	After Paragraph 7.69	Add new Paragraph 7.69a: <u>When applications for planning permission or reserved matters approval come forward for large scale new communities or significant major development sites consideration will be made of whether there is a current need for Gypsy and Traveller site provision, and the opportunity to deliver appropriately a site or sites within that phase of the development will be</u>	Positively prepared and justified. To reflect the findings of the Cambridgeshire, King's Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller

		<u>reviewed.</u>	Accommodation Assessment 2016. Effective Additional supporting text to provide clarification regarding how Policy H/20 would be applied in practice.
157	Policy H/21: Proposals for Gypsies, Travellers and Travelling Showpeople Sites on Unallocated Land Outside Development Frameworks	Amend first paragraph of Policy H/21 to read: Planning permission for Gypsy and Traveller caravan sites and sites for Travelling Showpeople <u>(as defined in the Government's Planning Policy for Travellers)</u> on unallocated land outside development frameworks, and outside the Cambridge Green Belt , will only be granted where: Add an additional paragraph to the end of policy H/21: <u>Gypsy and Traveller sites are inappropriate development in the Green Belt. Any proposals in the Green Belt would have to demonstrate they comply with National and Local Policy regarding development in the Green Belt. If, through the application of such Policy, provision of a Gypsy and Traveller site in the Green Belt is considered acceptable in principle, the proposed development is required to comply with the criteria set out within this policy.</u>	Consistent with National Policy To clarify where the planning definitions are defined.
158	Paragraph 7.70	Amend paragraph 7.70 to read: This policy will be used to assess planning applications for Gypsy and Traveller	Positively prepared and justified. To reflect the findings of the

		<p>pitches and Travelling Showpeople plots which come forward on sites which have not been allocated through the Local Plan, often referred to as windfall proposals. <u>The GTANA 2016 identified that there is potential for additional need from existing households where such need could not be adequately assessed. Proposals for additional sites will be assessed using this policy. Applicants will need to demonstrate that they meet the definitions provided by the Government's Planning Policy for Travellers Sites.</u></p>	<p>Cambridgeshire, King's Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment 2016.</p> <p>Consistent with National Policy To reflect changes to the Government's Planning Policy for Travellers in August 2015, regarding the planning definition of travellers.</p>
158	Paragraph 7.72	<p>Note: The GTANA identifies a need for 9 additional Travelling Showpeople plots in the next 5 years plus an additional 2 by the end of the plan period. This is beyond current levels of supply. The new need for Travelling Showpeople plots has arisen well into the plan making process and there was no need identified in the previous study. It is considered that the criteria based policy approach in Policy H/21 is a reasonable, pragmatic and proportionate response to the current situation for the Local Plan and the stage it has reached. It can provide an appropriate response to any proposals received to address the modest level of identified need. In parallel with the Local Plan process, the Council is continuing to move forward via discussions the Showmen's Guild and with neighbouring authorities to identify a site close to the strategic highway network that is sufficient to meet this modest need.</p>	<p>Positively prepared and justified. Note: No specific modification addressing the response to the Travelling Showpeople need is included at this stage but it is recognised that modifications will be needed to explain the approach to respond to the identified need. It is considered that these are better drafted nearer to the hearing (which is yet to be programmed) in</p>

			light of circumstances at that time.
158	Paragraph 7.73	<p>Amend paragraph 7.73 to read:</p> <p>The policy excludes land in the Green Belt. National planning policy establishes a general presumption against inappropriate development in the Green Belt. The definition of inappropriate development includes Gypsy and Traveller sites and Travelling Showpeople sites. <u>Subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances.</u> If future need arises for affordable sites, which cannot be met outside the Green Belt, consideration of Gypsy and Traveller caravan site provision in the Green Belt will be treated in accordance with the approach to affordable housing exceptions sites.</p>	<p>Consistent with National Policy</p> <p>To reflect changes to Policy E of the Government's Planning Policy for Travellers in August 2015.</p>
158	Paragraph 7.74	<p>Amend paragraph 7.74 to read:</p> <p>Issues of sustainability apply to Gypsy and Traveller and Travelling Showpeople sites, emphasised by government policy. National planning guidance also requires that local planning authorities <u>very</u> strictly limit new traveller site development in open countryside that is away from existing settlements.</p>	<p>Consistent with National Policy</p> <p>To reflect changes to Policy H of the Government's Planning Policy for Travellers in August 2015.</p>
286	Glossary	<p>Replace the definition of Travelling Showpeople with:</p> <p><u>Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.</u></p>	<p>Consistent with National Policy</p> <p>Proposed Modification MM/SC/G/B from March 2016 already seeks to update the Glossary to reflect the new definitions in the Governments Planning Policy For Travellers August</p>

		<u>(Source: Planning Policy for Travellers, DCLG August 2015)</u>	2015. An additional modification is required to the Traveling Showpeople definition to reflect the Planning Policy Fro Travellers 2015.
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Chapter 8 Building a Strong and Competitive Economy

Page	Policy/Paragraph	Modification	Justification
168	Add a new Policy E/1B: Cambridge Biomedical Campus Extension	<p>Add a new Policy E/1B as follows:</p> <p>The text highlighted in grey was consulted on in December 2015 / January 2016 as a provisional modification. Additional wording in now proposed in light of further evidence.</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>a. <u>Create substantial and attractive landscaped edges to the western, eastern and southern boundaries retaining and reinforcing existing planting wherever possible particularly on the southern and western boundaries boundary.</u></p>	<p>Positively prepared Justified Consistent with national policy</p> <p>To strengthen the policy wording in the light of representations received.</p> <p>See criteria f) below. To</p>

Page	Policy/Paragraph	Modification	Justification
		<p>b. <u>Provide an appropriate landscaped setting for the Nine Wells Local Nature Reserve, and provide pedestrian access to the Reserve whilst mitigating visitor impacts and set back built development away from the south-western corner of the site.</u></p> <p>c. <u>Demonstrate and ensure incorporate suitable measures to ensure that there will be no material adverse impact on the volume, pattern of flow or water quality of the chalk springs at Nine Wells and Hobson's Brook and Conduit.</u></p> <p>d. <u>Demonstrate and incorporate suitable measures to ensure 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>Not include any pedestrian access from the site to the western, southern and eastern boundaries in order to minimise visitor pressures on the Nine Wells LNR.</u></p> <p>f. <u>Provide suitable measures to mitigate any adverse ecological impacts, in particular any potential for increased visitor pressures on Nine Wells LNR that may arise from the development not withstanding sub-section e, and demonstrate regard for the conservation of farmland biodiversity and deliver an overall net gain in biodiversity.</u></p> <p>e.g. <u>Have building heights which are no higher than those on the adjoining part of the Cambridge Biomedical Campus and which provide a suitable transition in reflection of the site's edge of settlement location step down to the western, eastern and southern boundaries.</u></p> <p>f.h. <u>Provide high quality new public realm and open space, and retain and incorporate retaining and enhancing existing watercourses.</u></p> <p>g.i. <u>Include measures to enhance access to and within the Cambridge Biomedical Campus including provision for cyclists, pedestrians,</u></p>	<p>strengthen the policy wording in the light of representations received.</p> <p>To strengthen the policy wording in the light of representations received. To strengthen the policy wording in the light of representations received.</p> <p>To strengthen the policy wording in the light of representations received.</p> <p>To strengthen the policy wording in the light of representations received. Proposed modification MC/5/04 regarding policy HQ/1 Design Principles already addresses the representations made in</p>

Page	Policy/Paragraph	Modification	Justification
		<p><u>wheelchair users and people with other disabilities, and mitigate impacts on the existing wider road network and parking in the surrounding area.</u></p> <p><u>h.j. Connect any new clinical buildings for the Cambridge University Hospitals NHS Foundation Trust to the Addenbrooke's Hospital energy network, where feasible and viable.</u></p> <p>NOTE: There are consequential amendments to the Policies Map and to Figure 6 of the Local Plan to reflect this new employment allocation – see below and refer to map at the end of this schedule.</p>	<p>regard to horse riding. To reflect the condition attached in relation to the CBC phase 2 development in Cambridge.</p> <p>The Cambridge Inner Green Belt Boundary Study (November 2015) identifies land south of the Cambridge Biomedical Campus which could be released from the Green Belt for development without significant harm to Green Belt purposes. The Council considers that the need for jobs can comprise exceptional circumstances justifying a review of the Green Belt so far as this would not cause significant harm to Green Belt purposes. Whilst there is no overall shortage of employment land within South Cambridgeshire for high-tech and research and development companies and organisations, the</p>

Page	Policy/Paragraph	Modification	Justification
			<p>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.</p> <p>The land immediately south of the Cambridge Biomedical Campus is subject to surface water flooding with a category of Low risk.</p> <p>Effective Proposed policy would provide an effective response to the employment issues relating to the Cambridge area and</p>

Page	Policy/Paragraph	Modification	Justification
			<p>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>
	Figure 6 – Cambridge Southern Fringe	Revise to include proposed employment allocation at Land South of Cambridge Biomedical Campus.	To reflect the Modification in relation to Policy E/1B above
	Policies Map – Inset E	Revise to include proposed employment allocation at Land South of Cambridge Biomedical Campus.	To reflect the Modification in relation to Policy E/1B above
167	New supporting text to follow new Policy E/1B	<p>Add the following supporting text to follow new Policy E/1B:</p> <p>The text highlighted in grey was consulted on in December 2015 / January 2016 as a provisional modification.</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</u></p>	To provide reasoned justification in the Local Plan to support the proposed new policy E1/B.

Page	Policy/Paragraph	Modification	Justification
		<p><u>such, and as a high quality, legible and sustainable campus. It also reinforces the existing biomedical and biotechnology cluster in the Cambridge area.</u></p> <p><u>Policy S/6 ‘The Development Strategy to 2031’ sets out a spatial strategy for the location of new employment development, the preferred location being on the edge of Cambridge, subject to the purposes of the Cambridge Green Belt.</u></p> <p><u>The Employment Land Review 2012 has identified a particular need for office space in or on the edge of Cambridge. Opportunities have been identified on the northern fringe of Cambridge at Cambridge Northern Fringe East and through densification of the Cambridge Science Park. On the southern fringe, the delivery of development of the CBC has been brought forward by the planned relocation of Astra Zeneca to the site.</u></p> <p><u>The Cambridge Inner Green Belt Boundary Study (November 2015), has looked at the whole inner Green Belt including land south of the CBC. It has concluded that development south of CBC could be undertaken without significant harm to Green Belt purposes provided that it avoid rising ground near White Hill, provide a setting for Nine Wells Local Nature Reserve, provide a soft green edge to the city and that new development be no more prominent in views from elevated land to the south east than the existing buildings at Addenbrooke’s. The Council considers that the need for jobs can comprise exceptional circumstances justifying a review of the Green</u></p>	

Page	Policy/Paragraph	Modification	Justification
		<p><u>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 clinical buildings for Cambridge University Hospitals NHS Foundation Trust the Cambridge Biomedical Campus as a whole. Appropriate dDevelopments 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 Foundation Trust (the Trust) has a strategic masterplan for the extended campus area which includes the following:</u></p> <ul style="list-style-type: none"> <u>• key routes and street hierarchy;</u> <u>• public realm strategy and open space;</u> <u>• building massing;</u> <u>• potential uses;</u> <u>• development phasing; and</u> <u>• sustainability.</u> <p><u>This site should be included in future updates to the strategic masterplan</u></p>	

Page	Policy/Paragraph	Modification	Justification
		<p><u>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. The development of this site should also take account of any proposals which may emerge from the City Deal A1307 corridor project.</u></p> <p><u>Nine Wells is a historically important site containing several chalk springs, which form the source of the Hobson Conduit. The reserve is a mix of woodland, scrub and water. Previously a SSSI (Site of Special Scientific Interest) Nine Wells once contained some rare freshwater invertebrates, however following the drought of 1976 these were lost. Today the chalk watercourses are being managed with the aim of re-creating the conditions favourable for a possible re-introduction of these rare species. It is important that the chalk springs not be compromised in terms of their volume, pattern of flow or water quality.</u></p> <p><u>Parts of the site have been identified as subject to surface water flood risks. Evidence indicates that surface water flood risks can be appropriately managed and mitigated through the creation of a new boundary ditch around the eastern, southern and western site boundaries. The policy requires that any application will need to demonstrate that there will be no material adverse impact on the volume, pattern of flow or water quality of the chalk springs at Nine Wells and Hobson's Brook and Conduit. Measures</u></p>	

Page	Policy/Paragraph	Modification	Justification
		<u>will also need to be taken to minimise visitor pressures on the LNR from people working on the site. This can partly be achieved by ensuring there are no convenient pedestrian access links between the sites and also by providing high quality new public realm and open space on the development site itself.</u>	

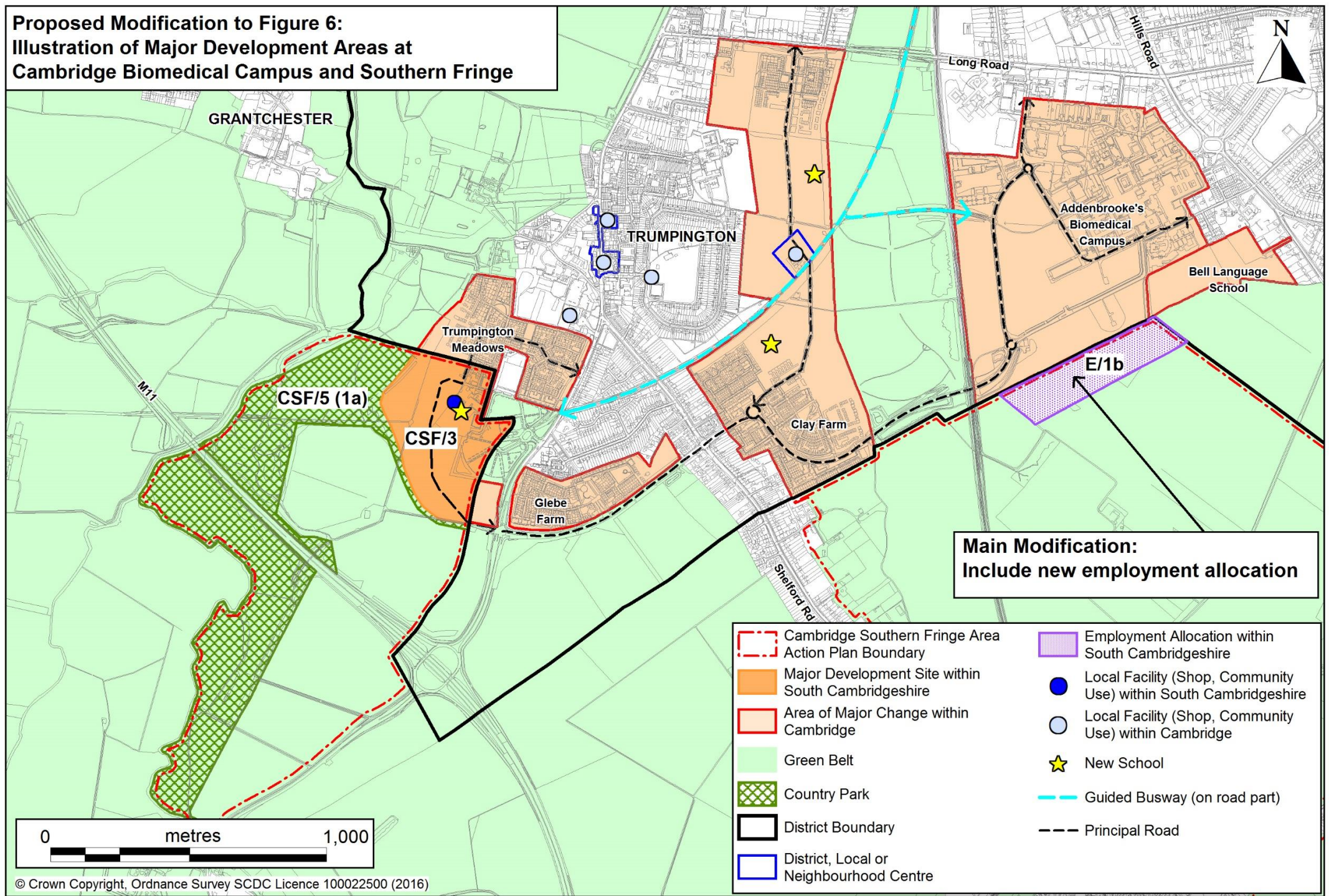
Chapter 9: Promoting Successful Communities

Page	Policy/Paragraph	Modification	Justification
194	Policy SC/1: Allocation for Open Space	Delete criterion 1d of Policy SC/1 as follows: 1. Extensions to existing recreation grounds: d. Land north of recreation ground, Swavesey — 2.16ha	Positively prepared and justified Responding to change of circumstances since Submission of the plan where an alternative site has been found within the village for open space.
199	Policy SC/5: Hospice	Amend Policy SC/5 to read as follows:	Positively prepared and justified

Page	Policy/Paragraph	Modification	Justification
	Provision	<p>Policy SC/5: Hospice Community Healthcare Facility Provision</p> <p>Proposals for Hospices Community healthcare facilities will be supported within development frameworks.</p>	<p>Responding to changing circumstances as a site for a hospice has now been found and planning permission granted. The hospice is now under construction.</p> <p>The policy has been changed to widen its scope at the request of the Cambridge University Hospital NHS Foundation Trust.</p>
200	Paragraph 9.19	<p>Delete paragraph 9.19 and replace with the following text:</p> <p>Hospices provide palliative care for the terminally and seriously ill. A specific site has not been identified through the plan making process, but the Council would be supportive of appropriately located and scaled proposals which will be assessed using relevant Local Plan policies. Proposals within the Green Belt would have to demonstrate exceptional circumstances, in particular why they were unable to locate outside the Green Belt.</p> <p><u>Community healthcare facilities provide a range of care services designed to support patients in the community and who might previously have been treated as inpatients or day patients in hospital. The Council would be</u></p>	<p>The supporting text has been changed to reflect the widened scope of the policy proposed in the modification above.</p>

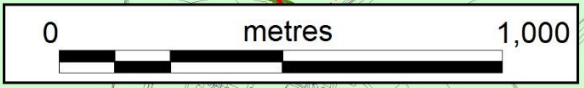
Page	Policy/Paragraph	Modification	Justification
		<u>supportive of appropriately located and scaled proposals which will be assessed using relevant Local Plan policies. Proposals within the Green Belt would have to demonstrate very special circumstances, in particular why they were unable to locate outside the Green Belt.</u>	

**Proposed Modification to Figure 6:
Illustration of Major Development Areas at
Cambridge Biomedical Campus and Southern Fringe**



**Main Modification:
Include new employment allocation**

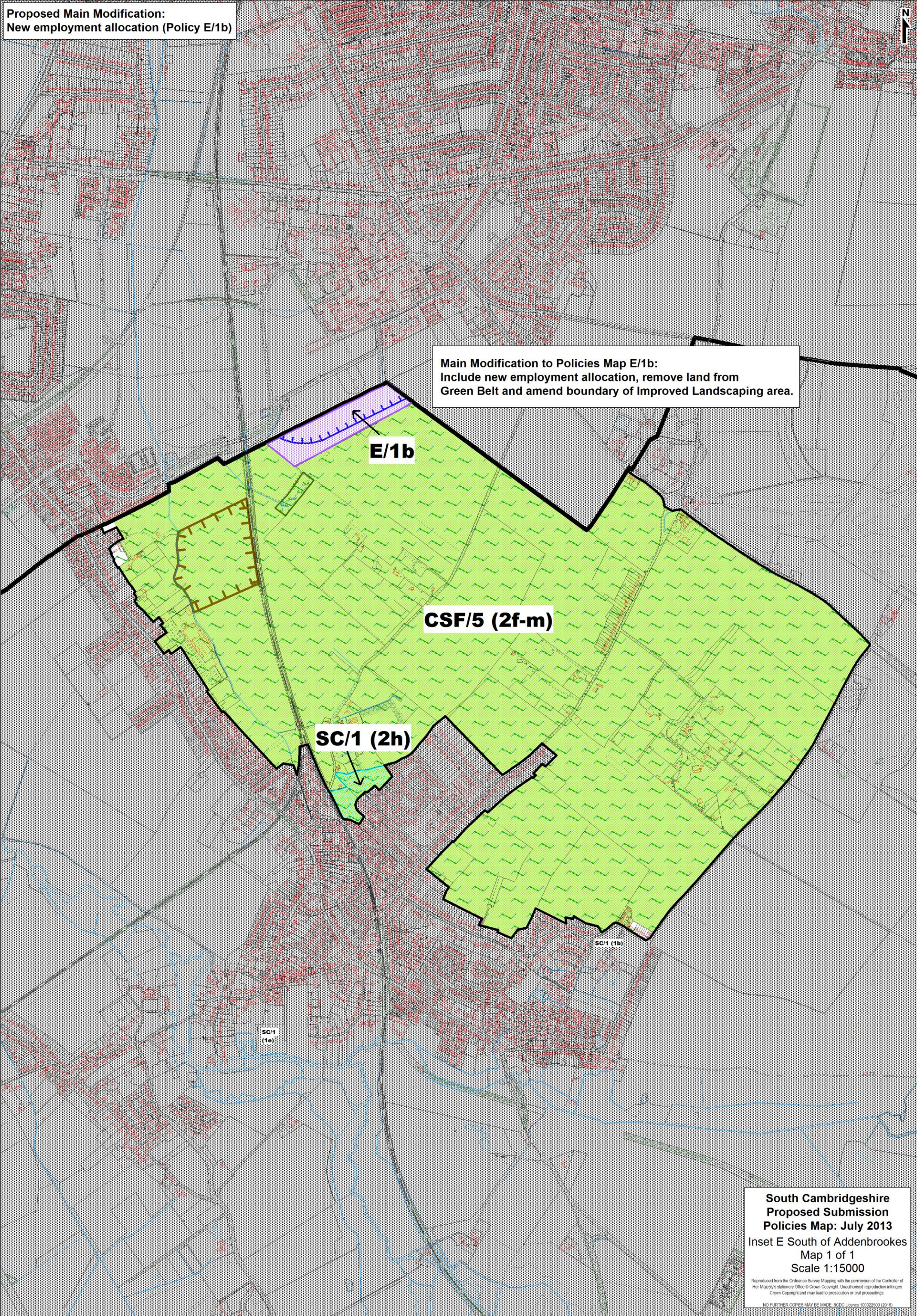
- Cambridge Southern Fringe Area Action Plan Boundary
- Major Development Site within South Cambridgeshire
- Area of Major Change within Cambridge
- Green Belt
- Country Park
- District Boundary
- District, Local or Neighbourhood Centre
- Employment Allocation within South Cambridgeshire
- Local Facility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



Proposed Main Modification:
New employment allocation (Policy E/1b)



Main Modification to Policies Map E/1b:
Include new employment allocation, remove land from
Green Belt and amend boundary of Improved Landscaping area.



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

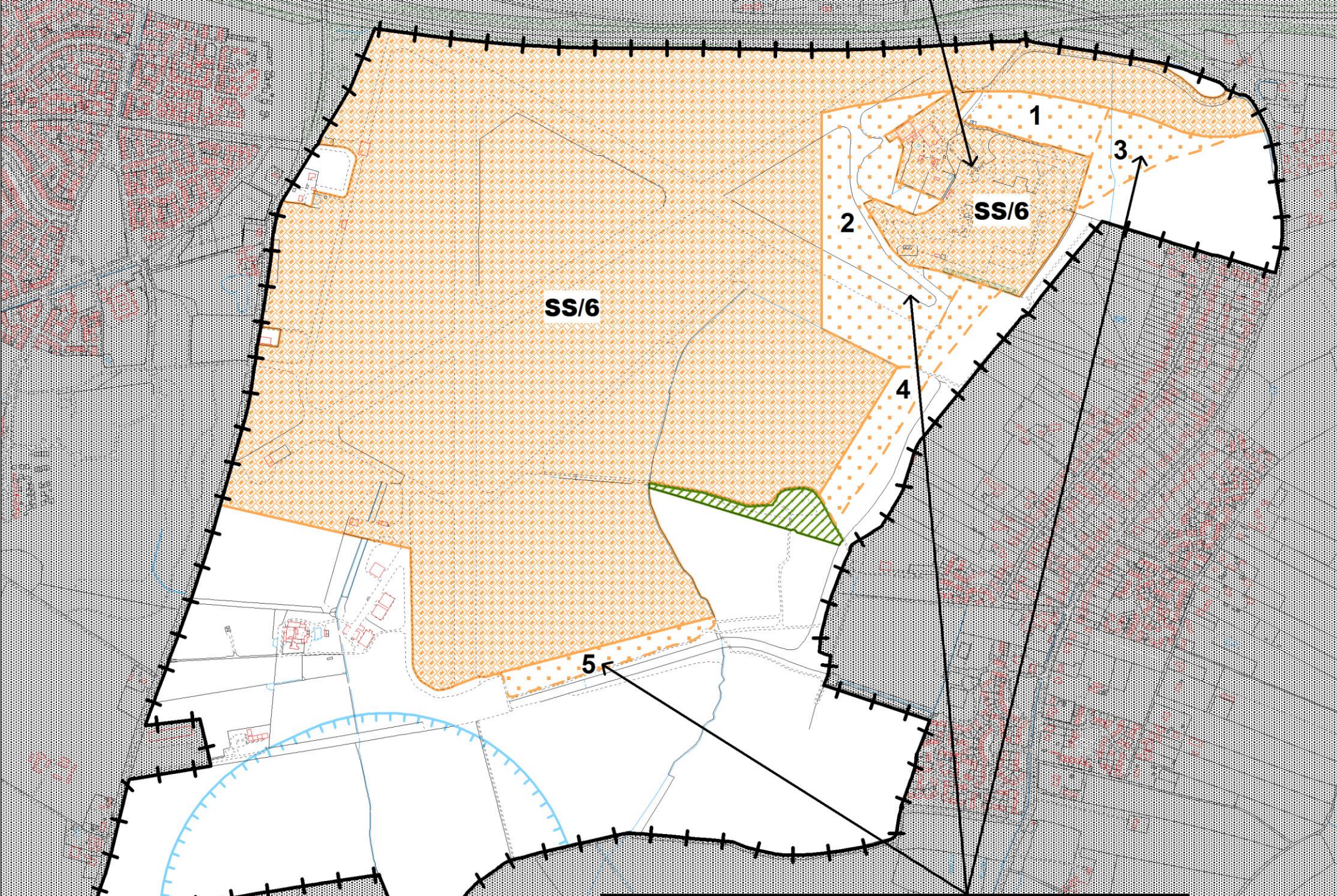
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Proposed Main Modification to Policies Map Inset I Revision to Major Development Area boundary



Minor Change MC/PM/9 (Agreed at Council March 2014):
Former Thyssen Krupp site to be shown as Major Development Site (orange), rather than the Employment Allocation (purple)



Main Modification to Policies Map Inset I:
Extensions to Proposed Major Development Site Boundary