

Stapleford and Great Shelford Neighbourhood Plan. Schedule of changes made to the Regulation 14 Neighbourhood Plan

No.	Para.	Change	Reason for Change
1	2.6	<p>Correct reference to running of the trains and bus services.</p> <p>“The NP area is connected to Cambridge via road and rail links, public buses and, just outside its borders, park-and-ride sites. In addition, there is a choice of active travel options. This includes the national cycle network route 11 that runs through the Plan area, where it connects Great Shelford to Cambridge (including Addenbrooke’s Hospital) via the off-road route adjacent to the railway line. Shelford Station is one stop and around 5 minutes south of Cambridge on the West Anglia Main Line to London Liverpool St Station; <u>trains typically stop at Shelford hourly in each direction off peak, half-hourly at peak times.</u> in- and out-bound trains typically stop at Shelford Station two to four times per hour. Three <u>Two main</u> bus services <u>provide a regular link during the working day from the Plan area to</u> link the plan area to Saffron Walden/Haverhill, Addenbrooke’s Hospital and Cambridge, although only one offers regular services during the working week. Driving at off-peak times, Cambridge can be reached by car in around 16 minutes via the A1301 or A1307; rush hour travel times are considerably longer. The M11 cuts through the far west of the plan area and connects the villages to the north and south of the UK via junctions 10 and 11.”</p>	As per comment from R99
2	2.7	<p>Amend and add to text so as to be clear that the NP is acknowledging CBC growth as part of strategic planning, not supporting it and to explain clearly what the NP does not do with respect to CBC.</p> <p>2.7 “Of particular note, immediately to the north of the plan area is Cambridge Biomedical Campus (<u>CBC</u>), the City’s largest employment site with around 20,000 workers. This single site combines biomedical research, patient care and education, and includes Addenbrookes Hospital, Royal Papworth Hospital NHS Foundation Trust, and pharmaceutical company AstraZeneca’s global headquarters. <u>By CBC’s own plans,</u> the Campus is projected to expand significantly over the period to 2050.</p>	In response to comment from S13 and R4

No.	Para.	Change	Reason for Change
3	2.7	<p>Insert a new paragraph after paragraph 2.7 to clarify the scope of S&GS NP with respect to the strategic employment site.</p> <p><u>“2.8 South Cambridgeshire’s 2018 Local Plan includes Policy E/2: ‘Cambridge Biomedical Campus Extension’ that allocates land to extend the site (see Chapter 3 for more detail). The S&GS NP recognises this existing planning policy context but its scope of influence does not extend to directing the growth of strategic employment sites.”</u></p>	In response to comment from S13 and R4
4	Map 1	Rotate to landscape so it only uses half a page and is the right way up.	In response to comment from S1
5	2.11	<p>Insert flood risk maps and a summary paragraph explaining flood risk with link to EA and SFRA pages</p> <p><u>Flood risk arises from the River Cam, the River Granta, the Hobson’s Brook corridor as well as from surface water and groundwater.</u></p> <p><u>The Level 1 Strategic Flood Risk Assessment (SFRA) prepared in 2021 to inform strategic planning at the Greater Cambridge level, specifically the emerging Greater Cambridge Local Plan, provides information and guidance on managing flood risk across the area.</u></p> <p><u>Fluvial flooding: areas at risk follow the paths of the River Cam/Granta, which align with the southern boundaries of the two parishes. Flood risk also arises from the corridor of Hobson’s Brook.</u></p> <p><u>Surface water: surface water flood risk tends to follow the flow paths of the River Cam/Granta and Hobson’s Brook too. However, pockets of land at risk of surface water flooding are located throughout Great Shelford parish and throughout Stapleford village.</u></p> <p><u>Groundwater: most parts of the Plan area are in areas with only limited potential for groundwater flooding to occur although there are areas of land in Great Shelford parish that has higher potential for groundwater flooding to occur to properties situated below ground level.</u></p>	In response to comment from S12 (LLFA)

No.	Para.	Change	Reason for Change
		<p>The Level 1 SFRA can be found at https://greatercambridgeplanning.org/emerging-plans-and-guidance/strategic-flood-risk-assessment/ . Flood mapping is contained in the appendices e.g. appendix D1 shows areas of land at risk of flooding from the rivers; appendix D8 shows areas of land at risk of surface water flooding; and appendix D10 shows area of land at risk of groundwater flooding. Areas of land at risk from flooding can also be looked up using the Environment Agency's mapping at https://check-long-term-flood-risk.service.gov.uk/postcode To provide an overview, extracts from this are provided below.</p> <p>Insert the extracts shown at end of this schedule.</p>	
6	3.4	<p>Add a bullet point before the last bullet point (Improved landscaping policies) to explain Policy E/2: Cambridge Biomedical Campus Extension in the 2018 Local Plan and implication for further development on the parcel of land identified in blue on Map 2.</p> <ul style="list-style-type: none"> • Policy E/2: Cambridge Biomedical Campus Extension. This strategic policy specifically supports an extension to the Cambridge Biomedical Campus (CBC) on land located at the northern edge of the S&GS NP area. This land is identified on the Local Plan Policies Map and is marked in purple on Map 2 in this document. This land is adjacent to the existing campus (which currently all falls outside the S&GS NP area) and is allocated for employment (B1), higher education and sui-generis medical research uses). CBC is a key employment site in the district and is described as 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. Clause 2 in Policy E/2 includes a series (a - to j) of criteria that development should meet including: <ul style="list-style-type: none"> ◦ creating landscaped edges to the western, eastern and southern boundaries ◦ providing an appropriate setting for the Nine Wells Local Nature Reserve (LNR) ◦ ensuring no adverse impact on the volume, pattern of flow or water quality of the chalk springs at Nine Wells and Hobson's Brook and Conduit ◦ not including pedestrian access from the site that would facilitate access to Nine Wells LNR ◦ having building heights that are no higher than those on the adjoining part of the CBC and which provide for a suitable transition with respect to the edge of settlement location 	To increase clarity with respect to status of this Local Plan policy alongside the S&GS NP.

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7	3.4	<p>Amend 7th bullet point as follows:</p> <ul style="list-style-type: none"> Policy NH/14: Heritage Assets. This policy applies to all heritage assets including listed buildings, conservation areas, scheduled monuments and registered parks and gardens. As can be seen from Map 2, there are two conservation areas in the Plan area: one in the historic core of Stapleford and the other in the historic core of Great Shelford. There are also six scheduled ancient monuments of archaeological interest in the Plan area, three in Great Shelford parish (‘Hill Farm’, ‘a causewayed enclosure to the west of Great Shelford’ and ‘settlement complex north of Hauxton’) and three in Stapleford parish (‘Wandlebury Hillfort’, ‘Wormwood Hill tumulus’ and ‘a causewayed enclosure and bowl barrow at Little Trees Hill’). 	In response to Reg 14 comment from S12
8	SWOT	<p>Amend and update SWOT as shown in schedule at end of this table. This includes:</p> <p>Update strengths</p> <ul style="list-style-type: none"> - recognise newly completed play facilities in both parishes <p>Update weaknesses</p> <ul style="list-style-type: none"> - provide more context around on street parking issues - reference lack of outdoor play space in northern part of Plan area - Give full recognition to issues around impact of road infrastructure including M11 <p>Updated opportunities</p> <ul style="list-style-type: none"> - recognise growth in employment prospects associated with CB <p>Update threats to recognise:</p> <ul style="list-style-type: none"> - reference the uncertainty around government plans to significantly expand the Cambridge life sciences economy and housing and uncertainty around large scale infrastructure projects including East West Rail and CSET 	To bring the SWOT up to date and address resident comments including: R100, R30, R31

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9	Paragraphs 4.6 to 4.15	Amend text as per text at end of this table to: <ul style="list-style-type: none"> - update to refer to Reg 14 consultation and reflect the feedback given by residents as part of that engagement. 	Updating the document.
10	4.9	remove 'routes' from penultimate sentence of 4.9	As per comment from R100
11	All policy wording	Where possible use wording 'shall' rather than 'should'	Reg 14 comment from S1
		Policy S&GS 1: Housing mix (type, size, affordability and design)	
12	S&GS 1	Amend para 6.14 as follows: 6.14 Within affordable housing tenures, <u>whilst need fluctuates from month to month</u> , there tends to be an especially high need for smaller homes in the Plan area. In December 2023, South Cambridgeshire District Council's housing register recorded 51% (out of 91) of the Great Shelford need being for 1-bedroom properties and 25% for 2-bedroom properties. Similarly, it recorded 50% (out of 28) of the Stapleford need being for 1-bedroom properties and 32% for 2-bedroom properties. Amend para 6.24 to 6.26 as follows: 6.24 The HNA 2023, however, finds that for First Homes to be affordable to households in Stapleford and Great Shelford, the market value must be discounted by a minimum of 40%. It also finds that shared ownership appears to be slightly more affordable than First Homes, where they have a 10% equity – see Appendix 1. <u>Wherever affordable home ownership products are being provided to meet local needs, it is important the products are tailored (level of discount on First Homes and level of equity for shared ownership products) so that eligible local households can afford them.</u>	To address concerns raised by S1

No.	Para.	Change	Reason for Change
		<p><i>New affordable housing supply</i></p> <p>6.25 The HNA 2023 recommends an indicative housing mix of 70% of all affordable housing to be delivered as social/affordable rent, with the remaining delivered as 30% affordable home ownership products. This means that if First Homes make up 25% of the overall home ownership element, just 5% will remain for shared ownership products. This recommendation is in response to the expectation that the <u>The</u> delivery of affordable housing <u>is expected to be</u> will be lower than the evidenced needs and in response to the level of demand. Here, the <u>The</u> HNA 2023 advises affordable rented tenures should be prioritised because this represents a more urgent and acute need. This position is consistent with the GCSP First Homes Interim Position, updated in March 2022.</p> <p><i>Accessible and adaptable homes</i></p> <p>6.26 The 2021 Census shows that there are currently 867 individuals (13.3% of the population) aged 75 or over in the NP area. The HNA 2023 projects that by 2043 this will increase to 1,380 (20.7% of the population). The provision of specialist housing will play a role in meeting future needs of the older population, but the majority will be accommodated in mainstream housing. Indeed, the HNA 2023 estimates (paragraph 217) that around 77% of people aged 75 and over in the NP area are likely to be living in mainstream housing. To maximise the potential for mainstream housing to meet the needs of the growing older population, it is however important that new housing meets Category M4(2) standards. In time, it is expected that government will mandate this in response to demographic shifts being observed nationwide but, for the time being, Policy S&GS 1 includes this as a requirement. <u>This requirement is consistent with recommendations set out GL Hearn’s 2021 report ‘Housing Needs of Specific Groups’ covering Cambridgeshire and West Suffolk and a key document informing the emerging Greater Cambridge Local Plan. The costs for achieving the M4(2) standards are set out in the GL Hearn report and are such that this requirement should not affect the deliverability and viability of development.</u></p> <p>Amend Policy as follows:</p> <p><u>Policy S&GS 1: Housing mix (type, size, affordability and design)</u></p>	

No.	Para.	Change	Reason for Change
		<p>1. Where the scale permits, residential development proposals must include a housing mix in terms of size and tenure that reflects the existing and future needs of the relevant policies from South Cambridgeshire's 2018 Local Plan area. The following provides a starting point for the determination of an appropriate housing mix in Stapleford and Great Shelford</p> <p><u>Development proposals that create one or more new dwellings must prioritise the delivery of smaller homes (3 bedrooms or less) over larger homes. For schemes big enough to allow a mix (5 or more new dwellings), the following provides a starting point for the determination of an appropriate housing mix in Stapleford and Great Shelford:</u></p> <p>a) In terms of size:</p> <ul style="list-style-type: none"> • at least 50% of new dwellings to be 3-bedroom units and remaining units to be a mixture of 1-, 2- and 4-bedroom units • where affordable homes are being provided, the housing mix should <u>address Plan-level need in these tenures (typically high for 1- and 2- bedroom properties) as evidenced in housing needs surveys and the district's Housing Register.</u> respond appropriately to the identified high need for 1- and 2-bedroom units. <p>b) Where affordable homes are being provided, they should be provided as affordable in perpetuity and meet the following tenure mix:</p> <ul style="list-style-type: none"> • 70% social/affordable rent • 30% affordable home ownership. comprising <p><u>c) Where affordable homes to own are being provided as First Homes they must be discounted at a rate that makes them accessible to people in the Plan area. This means discounting them at 40% rather than 30%, unless evidence is provided that a lower discount is needed for purpose of delivering a viable product and it is evidenced the products would be affordable to eligible local households.</u></p> <p>-25% First Homes (where they are being provided), to be delivered at a 40% discount</p> <p>-5% shared ownership, with shared ownership at 10% equity more affordable than First Homes.</p>	

No.	Para.	Change	Reason for Change
		<p>2. Proposals providing an alternative mix to that set out above must be justified by reference to up to date evidence of existing and future needs in the Plan area <u>or to local site-specific circumstances.</u></p> <p>3. In terms of design, new housing should be built to the accessible and adaptable M4(2) standard.</p>	
		<p>Policy S&GS 2: Prioritising local people in the allocation of affordable housing</p>	
13		<p>Amend paragraph 6.30 as follows:</p> <p>6.30 Given the findings of the HNA 2023, it is unsurprising that there is a high number of households registered with South Cambridgeshire District Council as being eligible for affordable housing with a local connection to the Plan area (115 in January 2023 and <u>120 in June 2024</u>). Furthermore, two Housing Needs Surveys undertaken for Great Shelford Parish and Stapleford Parish in 2017 also provide a clear-cut position with respect to levels of affordable housing needs. The Stapleford HNS identified 30 households in need of affordable housing and the Great Shelford HNS identified 97 households as being in need.</p> <p>Amend paragraphs 6.33 to 6.35 as follows:</p> <p>6.33 Due to the evidenced level of affordable housing needs in the local area and due to barriers in delivering this, Policy S&GS 2 therefore requires that <u>a proportion of</u> affordable housing that is delivered in the Plan area <u>in the types of locations outside the development framework which are set out below</u>, be prioritised to households with an existing local connection (see section 6.35 below). This includes market housing schemes required in the 2018 Local Plan to deliver a proportion (40%) as affordable housing via a section 106 agreement.</p> <ul style="list-style-type: none"> • <u>locations outside the current (2024) development framework, whether this is through:</u> <ul style="list-style-type: none"> - <u>site allocations being brought forward through the emerging or updated Local Plan, or</u> - <u>other residential development which secures consent.</u> 	To address concerns raised by S1

No.	Para.	Change	Reason for Change
		<p><u>6.34 Further justification to support the position taken above and in Policy S&GS 2 is that the housing requirement provided by SCDC (45 dwellings to be delivered 2017-31) is more than comfortably met through existing planning permissions and completions. As at March 2023, the development pipeline for Great Shelford stands at 133 (82 completed plus 51 permitted) and for Stapleford stands at 152 (5 completed and 147 permitted). Given this level of growth, good placemaking requires that policy initiatives are in place to ensure that a mechanism exists that addresses the Plan-area's specific affordable housing need.</u></p> <p><i>Local connection criteria</i></p> <p>6.35 Policy S&GS 2 refers to a strong 'local connection'. An applicant will be considered to have a strong local connection to the Plan area if <u>the applicant</u> meets one of the following criteria:</p> <ul style="list-style-type: none"> • <u>the applicant currently has paid employment in the Plan area for 16 hours or more per week; or</u> • the applicant has worked (paid employment) in the Plan area for the last 12 months for 16 hours or more per week; or • <u>the applicant has been working (paid employment) in the Plan area or settlements that abut the Plan area for the last 12 months for 16 hours or more per week;</u> • the applicant has lived in the Plan area for at least 5 years out of the last 8 years; or • the applicant has family members who are resident in the Plan area <u>(this type of local connection is important for purpose of supporting existing communities)</u>. Family members are defined as parents, children or brothers or sisters who have been resident in the village for a period of 5 years or longer. Other close family ties will be considered in agreement with the local authority (SCDC) on a case by case basis; or • there are special circumstances that SCDC considers give rise to a local connection to the Plan area, for example where the applicant's substantive role is as a carer to a person resident in one of the villages. <p>Add additional paragraphs.</p> <p><u>6.36 The local connection criteria set out above is different to that applied to rural exception sites as per Policy S&GS 3. The criteria is more open to include people with employment in</u></p>	

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		<p><u>neighbouring settlements. The policy is seeking to address high affordable housing needs in the Plan area whilst also recognising that potential sites applicable in the policy are not rural exception sites.</u></p> <p><u>6.37 To ensure priority for affordable housing (on up to 50% of the dwellings proposed on these sites) are given to households with a local connection to either of the two parishes, the Council will require the affordable housing provider to enter into a legal agreement, under which applicants that meet one of the criteria listed above are given first priority once the dwelling has been built. To ensure affordable homes do not remain empty, the legal agreement will include cascade provisions that will be triggered in the event of a completed affordable dwelling not being taken up within a reasonable time period (i.e. 3 months) by someone with a local connection. This will allow second priority to be given to households with a connection to neighbouring parishes, and then those in the rest of the district.</u></p> <p>Amend policy as follows:</p> <p>Policy S&GS 2: Prioritising local people in the allocation of affordable housing.</p> <p>To be supported, residential development proposals must make a meaningful contribution towards meeting existing affordable housing needs in the Plan area. This means that people with a strong local connection to either of the two parishes, as defined in the supporting text to this policy, whose needs are not met by the open market will be given priority of allocation (be first to be offered tenancy or shared ownership of the home) for any affordable homes, including First Homes, being delivered, including those being delivered via a S106 agreement as part of an open market scheme.</p> <p>1. <u>Households with a strong local connection to either of the two parishes, as defined in the supporting text to this policy, whose needs are not met by the open market will be given priority of allocation (i.e. be first to be offered tenancy or shared ownership of the home) for 50% of any affordable homes (including First Homes) being delivered on the following sites outside the current (2024) village development frameworks,</u></p>	

No.	Para.	Change	Reason for Change
		<p><u>including where these are being delivered via a S106 agreement as part of an open market scheme.</u></p> <ul style="list-style-type: none"> • rural exception sites • <u>sites that are brought forward via a Local Plan site allocation</u> • <u>other residential development that secures consent</u> <p>2. If a completed affordable dwelling has not been taken up within a reasonable time period (<u>i.e. 3 months</u>) by someone with a strong local connection (<u>see supporting text</u>) to either of the two parishes, the home will be made available, <u>via a cascade mechanism (see supporting text) to other households in the district whose needs are not met by the open market.</u> address wider affordable housing needs.</p> <p>3. <u>This policy applies only to the initial letting or sale of an affordable unit on sites listed in clause 1.</u></p>	
		Policy S&GS 3: Rural exceptions housing	
14	S&GS 3	<p>Amend paragraph 6.40 as follows:</p> <p>6.40 Policy S&GS 3 is included in the S&GS NP to clarify support in principle for rural exceptions housing schemes in the Plan area, subject to the criteria set out in the policy. <u>The policy refers to 'small-scale' affordable housing schemes. This is consistent with the NPPF 2023 that defines rural exception sites as "small sites used for affordable housing in perpetuity where sites would not normally be used for housing."</u> In practice, the size of a small-scale rural exception site will be <u>informed by the size of the nearby village and be of a scale that is appropriate to the site-specific context. Schemes can be as small as 5 to 10 dwellings but could be larger, particularly if located on the edge of Great Shelford. Schemes would not be expected to exceed 25 units.</u></p> <p>Insert three new paragraphs:</p>	To address concerns raised by S1

No.	Para.	Change	Reason for Change
		<p><u>6.41 Policy S&GS 3 refers to a strong ‘local connection’. An applicant will be considered as having a strong local connection to the Plan area as far as rural exception sites are concerned, if the applicant meets one of the following criteria:</u></p> <ul style="list-style-type: none"> • <u>the applicant has been working (paid employment) in the Plan area for the last 12 months for 16 hours or more per week; or</u> • <u>the applicant has lived in the Plan area for at least 5 years out of the last 8 years; or</u> • <u>the applicant has family members who are resident in the Plan area (this type of local connection is important for purpose of supporting existing communities). Family members are defined as parents, children or brothers or sisters who have been resident in the village for a period of 5 years or longer. Other close family ties will be considered in agreement with the local authority (SCDC) on a case by case basis; or</u> • <u>there are special circumstances that SCDC considers give rise to a local connection to the Plan area, for example where the applicant’s substantive role is as a carer to a person resident in one of the villages.</u> <p><u>6.42 The local connection criteria set out above is different to that generally applied by the district. This is to ensure that where the community proactively supports the delivery of a rural exception site under this policy, there is greater certainty in place with regards whose needs the housing will help to address.</u></p> <p><u>6.43 To ensure priority for affordable housing on a rural exception site is given to households with a strong local connection to either of the two parishes, the Council will require the affordable housing provider to enter into a legal agreement, under which applicants that meet one of the criteria listed above are given first priority once the dwelling has been created or once it is vacated by previous occupiers. To ensure affordable homes do not remain empty, the legal agreement will include cascade provisions that will be triggered in the event of a completed or vacant affordable dwelling not being taken up within a reasonable time period (i.e. 3 months) by someone with a strong local connection. This will allow second priority to be given to households with a connection to neighbouring parishes, and then those in the rest of the district.</u></p>	

No.	Para.	Change	Reason for Change
		<p>Amend policy as follows:</p> <p>Policy S&GS 3: Rural exceptions housing</p> <ol style="list-style-type: none"> 1. Proposals for the development of small-scale affordable housing schemes on rural exceptions sites adjoining either of the two village development framework boundaries will be supported provided that: <ol style="list-style-type: none"> a) <u>the affordable homes being provided are provided as affordable in perpetuity</u> b) the number, size, design, mix and tenure of affordable homes are confined to, and appropriate to, meeting identified needs in the Stapleford and Great Shelford Plan area c) all other criteria in South Cambridgeshire's 2018 Local Plan Policy H/11-2 are met (or its equivalent replacement) d) the proposed development contributes positively to the existing character of the villages and their setting in terms of design, layout, materials, landscaping and biodiversity e) the schemes take every available opportunity to <u>provide or link up with existing sustainable routes</u> (e.g. active travel) routes into either of the villages and the City of Cambridge. 2. <u>A local neighbourhood-level connection criteria will be applied to affordable housing coming forward under this policy. This means people with a strong local connection to either of the two parishes, as defined in the supporting text to this policy, and whose needs are not met by the open market will be given priority of allocation (i.e. be first to be offered the tenancy or shared ownership of the home).</u> 3. <u>If a completed or vacant affordable dwelling has not been taken up within a reasonable time period (i.e. 3 months) by someone with a strong local connection (see supporting text to this policy) to either of the two parishes, the home will be made available, via the application of a cascade mechanism (see supporting text) to other households in the district whose needs are not met by the open market.</u> 	
		Policy S&GS 4: Meeting the needs of the older population	

No.	Para.	Change	Reason for Change
15	S&GS 4	<p>Insert paragraph new paragraph after paragraph 6.46</p> <p>6.47 <u>There is capacity for further specialist housing units to come forward within the development framework. An example would be through expansion of existing facilities such as the Cambridgeshire Care Home along Cambridge Road.</u></p> <p>Insert new paragraph after Reg 14 paragraph 6.49</p> <p><u>6.51 As explained above, there is a good number of specialist housing units in the Plan area targeted at meeting the needs of older people. Furthermore, the existing supply will more than double through schemes in the pipeline. Specialist housing is accepted as important, but it is crucial that the Plan area does not become overly saturated by one type of housing and that the housing stock is appropriately balanced to meet the full range of demands, including those of younger people. The intention of Policy S&GS 4 is to ensure that, if further specialist housing schemes come forward, they contribute positively to the Plan area and that future occupiers can integrate easily into the Stapleford and Great Shelford community.</u></p> <p>Amend paragraph 6.50 in Reg 14 NP</p> <p>6.52 Policy S&GS 4 <u>therefore</u> requires specialist housing schemes to be located within the development framework and in locations that are easily accessible to shops, services and community facilities. This is to help ensure <u>that</u> residents in specialist housing schemes can, if they wish and are able to, integrate into the wider community. Regard should also be had to typical walking distances. In its 2015 publication <i>Planning for Walking</i>, the Chartered Institution for Highways and Transportation states that “<i>land use patterns most conducive to walking are thus mixed in use and resemble patchworks of ‘walkable neighbourhoods’, with a typical catchment of around 800m or 10 minutes walk...</i>”</p> <p>Amend policy as follows:</p> <p>Policy S&GS 4: Meeting the needs of the older population</p> <p>1. Development proposals providing specialist housing for the older generation (including retirement housing, sheltered housing and extra care housing) will <u>only</u> be supported where:</p>	To address concerns raised by S1 and other consultees

No.	Para.	Change	Reason for Change
		<p>a) proposals are located within the development framework and easily accessible to shops, services and community facilities without the need to rely on private transport</p> <p>b) proposals do not exacerbate existing problems associated with on-street car parking and vehicular clutter on through roads, and provide adequate off-street parking, in line with Local Plan requirements</p> <p>c) they are integrated well with surrounding development and land uses</p> <p>d) they incorporate a mix of tenure, including affordable homes to meet the identified need in the area</p> <p>e) they achieve a high standard of amenity for occupiers and do not have unacceptable impacts on residential amenity in neighbouring developments (see Policy S&GS 6), <u>and</u></p> <p><u>f) wherever necessary to mitigate the impact of the additional demand on health services, proposals deliver contributions towards health-care provision.</u></p> <p>2. All proposals will be expected to relate well to surrounding development and result in a welcoming and attractive street scene. Gated developments will not be supported unless the additional security is necessary to protect the intended occupiers.</p>	
		<p>Policy S&GS 5: Residential annexes to facilitate multi-generational living</p>	
16	Paragraph 6.54	<p>Amend the paragraph as follows:</p> <p>“Under permitted development rights, and depending on site location and circumstances, owners of residential plots are able to undertake certain types of development without planning permission. This includes outbuildings to the rear of a property outbuildings and residential extensions within certain limits. Such development has the potential to lead to inappropriate over-development if it comes forward in addition to the building of a residential annexe. Due to the potential unintended implications of this policy (inappropriate over-development of a site), it <u>It</u> is <u>therefore</u> important that Permitted Development rights on a primary dwelling are surrendered if the land has the benefit of consent for the building of a supplemental dwelling.</p>	Reg 14 comment from S1

No.	Para.	Change	Reason for Change
17	Policy text (S&GS 5)	<p>Amend policy:</p> <p>Policy S&GS 5: Residential annexes to facilitate multi-generational living</p> <p>1. The development of a single residential annexe wholly within the curtilage of an existing residential dwelling will be supported where Permitted Development rights for the primary dwelling have been surrendered and the supplemental dwelling:</p> <p>a) is essential to maintaining a familial or community link to an older person (or older people) or to a person with a disability, meeting a demonstrable personal circumstance</p> <p>b) shares a functional relationship to the primary dwellinghouse, e.g. shared access, garden and parking area</p> <p>c) is smaller in height and size (including number of bedrooms) than the primary dwelling and its size appears consistent with its function as a supplemental dwelling <u>an annexe</u> having regard to the size of plot and location of the primary dwelling on the plot</p> <p>d) is complementary to the primary dwelling and sensitively designed in terms of style and setting, and</p> <p>e) when taken together with the primary dwelling does not result in over-development or excessive density of the whole site by comparison with its surroundings</p> <p>f) is able to demonstrate safe and suitable access to the local highway network.</p> <p><u>2. To demonstrate requirements a) and b) in Clause 1 are met, the applicant will be required to submit a statement detailing:</u></p> <ul style="list-style-type: none"> <u>• who will be residing in the annexe and how they are connected to the person/s occupying the primary dwelling and</u> <u>• how the functional link between the annexe and the dwelling will remain.</u> 	<p>Reg 14 comment from S1</p> <p>Clause 1 change – paragraphs 30 and 33 of S1 comment.</p>

No.	Para.	Change	Reason for Change
		<p><u>3. Where necessary to avoid inappropriate over-development of a site, development proposals permitted under this policy will be conditioned to remove Permitted Development rights for the primary dwelling:</u></p> <p>24. Annexes approved under this policy will be subject to a planning condition which prevents them from being severed from their primary dwellings. Furthermore, where the residential annexe is proposed to meet the needs of a person with a disability, evidence must be provided to demonstrate that the design specifications will result in a suitable dwelling to meet those specialist needs.</p>	<p>Clause 2 addition in response to para. 32 of S1 response</p> <p>Clause 3 addition in response to para. 30 of S1 response.</p>
		<p>Policy S&GS 6: Development and Design</p>	
18	Paragraph 6.67	<p>Amend first line and third bullet as follows: “6.67 Design Guidelines (see here)¹ include: materials and colour – use the pallet of materials set out in section 8 (see here) . Rendered walls should be painted either white or in pale pastel shades, while brickwork should generally be gault clay, though some limited use of red brick may be appropriate. Modern artificial materials (including concrete roof tiles and uPVC windows) should not be used 1. https://www.greatercambridgeplanning.org/design-heritage-and-environment/historic-environment/conservation-areas/conservation-area-appraisals/#a57</p>	Reg 14 comment from SCDC (S1)
19	Paragraph 6.69	<p>Insert a sub heading referencing the district design guide and provide some information on this as applicable to S&GS South Cambridgeshire District Design Guide 2010 <u>The District Design Guide was adopted by SCDC in 2010 to provide guidance to support the earlier development plan documents that have now been superseded by South Cambridgeshire's 2018 Local Plan. The document is however a material consideration when making planning decisions.</u></p>	To address comment at Reg 14 stage by S1.

No.	Para.	Change	Reason for Change
20	Paragraph 6.70	Correct reference to S&GS 5 to 'S&GS 6	Correct error flagged up by R24
21	Paragraph 6.70	<p>Insert a new section to address public cycle parking issues</p> <p><u>Public Cycle Parking</u></p> <p><u>The area experiences high levels of bike theft. Police force area data from the ONS INSERT FOOTNOTE. indicate that Cambridgeshire has more than double the national average bicycle theft rate per head of population. Local statistics show these rates are dominated by Cambridge City, with thefts from new residential developments, as well as from on-street parking places, being a particular problem. As development continues in the Plan area, it is to be expected that it will become exposed to such crimes.</u></p> <p><u>It is therefore important that new public cycle parking provision should be designed with high standards with respect to security. To help reduce the incidence of bicycle theft, the guidelines in Cambridgeshire County Council's "Cambridgeshire's Active Travel Toolkit for new developments" and Cambridge City Council's "Cycle Parking Guide For New Residential Developments" shall be followed. In addition, where bicycle stands and other securing hardware are bolted to the ground or walls, M12 fixings with shear nuts must be used.</u></p> <p>Footnote: https://www.ons.gov.uk/file?uri=/peoplepopulationandcommunity/crimeandjustice/datasets/policeforceareadatatables/yearendingmarch2024/pfatablesyemar24final.xlsx</p>	To address high levels of bike theft in Cambridge area.
22	Paragraph 6.71	<p>Insert a new paragraph after paragraph 6.71 to explain implications for edge of Cambridge City development.</p> <p><u>"Land covered by South Cambridgeshire's 2018 Local Plan Policy E/2: Cambridge Biomedical Campus Extension (see Map 2) is not included in any of the Character Areas shown on Map 3. Policy E/2 includes specific requirements for this site."</u></p>	In response to Reg 14 comment from S13

No.	Para.	Change	Reason for Change
23	Policy S&GS 6	<p>1. A design-led approach should be taken for all proposals. In doing so, Development proposals should be guided by the 2023 <i>Stapleford and Great Shelford Design Guidance and Codes</i>, and where applicable the 2021 <i>Stapleford Conservation Area Character Appraisal</i> or the 2007 <i>Great Shelford Conservation Area Character Appraisal</i>, and accord with the design principles set out below:</p> <p>a) Context driven design: development proposals must contribute to local distinctiveness by reflecting, respecting and complementing existing positive built and natural (e.g. trees, hedgerows and ponds) attributes in Stapleford and Great Shelford. Contemporary design solutions to achieving this are supported where the materials and details are of a high quality. In all cases, reference should be made to the Stapleford and Great Shelford vernacular, rather than the more urban context in nearby Cambridge. See CD.01 Context driven design in the S&GS DG&C 2023 for more detail.</p> <p>b) Building and plot layouts: development proposals should respect surrounding buildings in terms of scale, height, form and massing. The ratio of the height of the building to the street (enclosure ratio) shall fit comfortably with should be consistent with that found in the character area (generally 1:6 in Post-war Development Character area, 1:4 Historic Streets Character Area and 1:2 in Civic Core Character Area). See PL.04 Building and plot layouts in the S&GS DG&C 2023 for more detail.</p> <p>c) Building height and roofline: new development must reflect the heights of neighbouring buildings or buildings in the wider character area as applicable (generally 1-2.5 storeys tall in the Historic Streets Character area, 1-2 in the Post-war Development Character Area, and up to 3 storeys in the Civic Core Character Area). New rooflines should respond appropriately to existing roofscapes in neighbouring buildings. See HR.05 Height and roofline in the S&GS DG&C 2023 for more detail.</p> <p>d) Materials and details: choice of building materials should be informed by the existing materials in the vicinity of the development site. See MD.09 Material and details in the S&GS DG&C 2023 and, where applicable, the <i>Stapleford Conservation Area Character Appraisal</i> or section 11.5 in the <i>Great Shelford Conservation Area Character Appraisal</i> for further detail.</p>	Amendments made in response to Reg 14 comments from S1 and to incorporate public cycle parking provision in light of high levels of cycle theft.

No.	Para.	Change	Reason for Change
		<p>e) Extensions and modifications: residential extensions should be designed to an appropriate scale and to be secondary to the original building. They should consider the materials, architectural features, pitch and form of roofs and proportions of the original buildings and be designed to complement these features. See EM.06 Extensions and modifications in the S&GS DG&C 2023 for further guidance.</p> <p>f) Boundary treatment: the choice of materials and height of boundaries should respond sensitively and positively to the surroundings (see BT.10 Boundary treatments in the S&GS DG&C 2023 and where applicable the <i>Stapleford Conservation Area Character Appraisal</i> or 11.6 (Boundaries) in the <i>Great Shelford Conservation Area Character Appraisal</i>).</p> <p>g) Car and cycle parking: provision should be designed to conform with Design Code CP.08 in the S&GS DG&C 2023. <u>Public cycle parking should meet high security standards (see Cambridgeshire County Council's "Cambridgeshire's Active Travel Toolkit for new developments" and Cambridge City Council's "Cycle Parking Guide For New Residential Developments) so as to minimise risk of theft.</u> In-curtilage and off-street parking should be provided to meet the needs of the development, including visitor parking, wherever possible. The indicative guidelines set out in South Cambridgeshire's 2018 Local Plan (Policy TI/3: Parking Provision and Figure 11) (or its equivalent replacement) should inform overall required provision. Where a proposal, such as a business/shop, residential home or community use, is likely to generate on-street parking demand or lead to on-street vehicular clutter, this must be planned-in and designed to avoid impeding the flow of pedestrians, cyclists and other non-motorised users, and not compromise the safety of any road users.</p> <p>h) Settlement edge proposals: when new development occurs on the settlement edge (and is otherwise allowed), the built form shall fit comfortably with the should seek to incorporate the surrounding landscape character and to provide a soft and natural edge to the settlement. New developments should improve visual and physical connections to the landscape. See S&GS DG&C 2023 for more detail.</p> <p>i) Rural Hinterland design principles: where otherwise acceptable, proposals coming forward in the Rural Hinterland Character Area (see Map 3) should comply with the design principles set out in RH.11 in the S&GS DG&C 2023.</p>	

No.	Para.	Change	Reason for Change
		<p>2. All development proposals are expected to ensure a good standard of amenity for people. This means:</p> <p>a) Avoiding overlooking or loss of private residential amenity space, loss of daylight, or overshadowing.</p> <p>b) Ensuring existing occupants of neighbouring properties and future occupiers of the proposals are not exposed to unacceptable levels of pollution that may arise from the development. This can include noise, smoke, fumes, dust and lighting during construction and occupation. It can also include unacceptable levels of general disturbance arising from the development through activities such as traffic movements during construction and occupation.</p> <p>3. Descriptions as to how a development scheme complies with this policy should be provided in the Design and Access statement or Planning Statement, as applicable. Submission of a completed design checklist (Appendix 2) is encouraged.</p>	
24	Text after policy box for S&GS 6	<p>Add S&GS Policy 11: Trees and Development as also relevant.</p> <p><i>Relevant policies from South Cambridgeshire's 2018 Local Plan</i></p> <ul style="list-style-type: none"> • Policy HQ/1: Design Principles • Policy TI/3: Parking Provision <p><u>See also:</u></p> <p><u>Policy S&GS 11: Trees and Development</u></p>	Reg 14 comment from S1
25	Map 3	Amend Map 3 to remove the land covered by Local Plan allocation E/2 from the rural hinterland. If possible, also the colours so they are more clearly distinguished from each other.	To address Reg 14 comments from S1
		Policy S&S 7 : Mitigating and adapting to climate change through building design	

No.	Para.	Change	Reason for Change
26		<p>Amend paragraph 7.17 as follows:</p> <p>7.17 A further Further toolkits that could be helpful to applicants is <u>and homeowners wishing to improve the energy performance of their homes are:</u></p> <ul style="list-style-type: none"> • the <i>Climate Emergency Retrofit Guide</i>, prepared by the London Energy Transformation Initiative (LETI) and available to access at www.leti.uk/. Its approach aligns with that in the Net Zero Carbon Toolkit referenced above. • <u>the ‘Retrofitting your home’ guide, published by Cambridge City Council in 2022, with an addendum published in 2023. The guide provides bespoke guidance for seven different house types (e.g. pre 1914 properties, small semi-detached 1920 – 1950). The guide is relevant to house types in the S&GS NP area See www.cambridge.gov.uk</u> <p>Insert new paragraph after paragraph 7.17 in Reg 14 NP:</p> <p><u>7.18 The retrofit guides emphasize the importance of taking a ‘fabric first’, and a ‘whole house approach’. ‘Fabric first’ refers to improving the performance of the building’s materials and construction before installing low carbon or energy efficient technologies. A ‘whole house approach’ means taking into consideration the specific characteristics of a building, including the way it is used by its occupants, before deciding on the best retrofit steps and the order in which to implement them. This is in recognition that retrofit measures when taken forward in isolation can have unintended consequences e.g. draught proofing without improving ventilation could lead to poor indoor air quality, damp and increase the risk of summer overheating.</u></p> <p>Amend paragraph 7.23 in Reg 14 NP:</p> <p><u>“In terms of water usage, applicants are encourage to use the Fittings Approach set out in Table 2.2 of Part G of the Building Regulations The water efficiency calculator in Part G of the Building Regulations enables applicants to calculate the devices and fittings required to ensure a home is built to the right specifications.</u></p> <p>Relocate text under sub heading ‘Adapting to climate change through building design’ to follow above and amend as follows:</p> <p><u>Adapting to climate change through building design</u></p>	To address Reg 14 comments from S1

No.	Para.	Change	Reason for Change
		<p>7.25 Development proposals should also deliver future-proofed buildings and associated green infrastructure with respect to extreme weather events (heatwaves, drought and flood events). Examples include:</p> <ul style="list-style-type: none"> • providing designed-in overhangs on south-facing and west-facing elevations of buildings, as a means of providing external shading during our hotter summers • <u>ensuring all buildings are well-ventilated, paying particular attention to building types known to be at high risk from summer overheating such as flats on the top floor</u> • positioning trees and vegetation to off-set overheating in south-facing homes, help insulate buildings from winter elements and filter pollution • using tree planting and green infrastructure as a way of storing carbon (note that some habitats (such as species-rich grassland, heathland and wetland) function as a carbon store and are therefore not suited for additional tree planting). Species should be selected where they will enhance local biodiversity, such as native planting, and/or are capable of adapting to the changing climate. <p>7.26 Adapting to climate change also means not building on the flood plain and ensuring that surface water flood risk is fully taken into account. The requirement for undertaking flood risk assessments as part of new planning applications in areas susceptible to flood risk is set out in South Cambridgeshire’s 2018 Local Plan, the NPPF 2023 and national planning practice guidance. It is not considered to add value as a NP-level additional requirement. However, regardless of where a development comes forward, surface water run-off needs to be appropriately managed, especially as our weather patterns continue to change and the number and extremity of heavy rainfall events continue to increase. Policy S&GS 7 therefore requires this to be addressed as part of any proposal that introduces new buildings or otherwise increases areas of impermeable surfaces.</p> <p>Amend the section on ‘Preparing a sustainability statement’ as follows:</p> <p><i>Preparing a sustainability statement</i></p> <p>7.27 Policy S&GS 7 requires the preparation of a sustainability statement for all new buildings, dwellings and residential extensions.</p>	

No.	Para.	Change	Reason for Change
		<p><u>7.28 Local Plan Policy CC/1 'Mitigation and Adaptation to Climate Change' also requires applicants to submit a sustainability statement. The Local Plan is supported by the Greater Cambridge Sustainable Design and Construction SPD. This contains Appendix 1b, which provides a comprehensive checklist for the contents of such a sustainability statement. Not all the items set out in Appendix 1b to the SPD will be applicable to every proposal and Local Plan Policy CC/1 clarifies that the level of information provided in the sustainability statement should be proportionate to the scale and nature of the proposed development.</u></p> <p><u>7.29 Policy S&GS 7 intentionally specifies that the sustainability statement supporting applications in the S&GS plan area must show how a scheme:</u></p> <ul style="list-style-type: none"> • <u>applies the energy hierarchy</u> • <u>adopts a whole building approach and 'fabric first' approach to optimising energy efficiency in the case of refurbishment projects</u> • <u>minimises water use.</u> <p>The information required as part of this will be proportionate to the size of a proposed development.</p> <p><u>7.30 In the case of smaller applications, such as residential extensions, rather than preparing a separate document, the 'sustainability statement' could be included as a section in the Planning Statement that is prepared alongside the application.</u></p> <p><u>7.31 . As a minimum, and to meet the requirements of Policy S&GS 7, the sustainability statement</u> it should explain:</p> <ul style="list-style-type: none"> • how the energy hierarchy, explained in the policy, has been applied in the approach to minimising the overall energy demand of a proposed building • the calculated space heating demand expressed through kWh/m²/yr • the calculated energy use intensity expressed through kWh/m²/yr • where renewables are being installed, the electricity generation intensity in terms of kWh/m²_{fp}/yr • the estimated water consumption <u>wherever applicable, noting that for some applications water usage may not be affected by the proposal.</u> For residential development proposals, 	

No.	Para.	Change	Reason for Change
		<p>this<u>water consumption</u> should be set at no more than 110 litres per person per day and ideally at 80 litres per person per day. For non-residential development proposals, the building's water efficiency performance should be provided using the BREEAM Wat 01 calculator.</p> <p><u>7.32 The sustainability statement should also include an information on any climate change adaptation measures that have been incorporated such as use of external shading to prevent overheating of buildings.</u></p> <p><u>7.33</u> Major development proposals will be expected to include a whole life cycle carbon emissions assessment to demonstrate actions taken to reduce embodied carbon resulting from the construction and use of the building over its lifetime. The Royal Institute for Chartered Surveyors (RICS) has a methodology in place, available here, which can be followed when preparing this.</p> <p><u>7.34 Other content to be included in the sustainability statement will depend on the scale and nature of the proposal and should be informed by Appendix 1b to the Greater Cambridge Sustainable Design and Construction Supplementary Planning Document.</u></p> <p><u>7.35 Applicants preparing sustainability statements are signposted to the Net Zero carbon toolkit and Retrofit Guides, reference above.</u></p> <p>Amend policy as follows:</p> <p>Policy S&GS 7: Mitigating and adapting to climate change through building design Climate change mitigation measures:</p> <p>1. Development proposals that adopt innovative approaches to the construction of low and net zero carbon homes, extensions and buildings, and which demonstrate sustainable use of resources and high energy efficiency levels (e.g. construction to Passivhaus or similar standards) are strongly <u>in principle</u>, encouraged-<u>supported</u>.</p>	

No.	Para.	Change	Reason for Change
		<p>2. All Development proposals <u>involving all new buildings, dwellings and residential extensions</u> must be accompanied by a Sustainability Statement that outlines how a scheme:</p> <p>a) Applies the energy hierarchy by:</p> <ul style="list-style-type: none"> • firstly, considering how the site layout and building orientation can optimise beneficial solar gain and reduce energy demands • secondly, maximising energy efficiency through design (insulation, airtightness and mechanical heat recovery) • thirdly, where a heat source is required, ensuring that this is a low carbon or net zero carbon source • finally, once energy demand and greenhouse gas emissions have been minimised through the above measures, utilising opportunities to incorporate renewable energy systems. <p>b) Adopts a whole building approach and ‘fabric first’ approach to optimise energy efficiency in the case of refurbishment projects which require planning permission.</p> <p>c) Minimises water usage in line with Local Plan requirements. Due to the Plan area lying in an area of water stress and relying on underground aquifers, development proposals that have a high water-usage demand (due to size or nature of the scheme) or are inefficient in terms of water usage will not be supported.</p> <p><u>The level of detail required in the Sustainability Statement will be proportionate to the scale and nature of the proposed development (see supporting text).</u></p> <p>Climate change adaptation measures:</p> <p>3. Development proposals should <u>will be expected to</u> deliver future-proofed (climate change adapted) buildings and associated green infrastructure with respect to extreme weather events (heatwaves, drought and flood events) by:</p> <ul style="list-style-type: none"> • <u>providing</u> external shading, where appropriate <u>needed to avoid overheating during the lifetime of the building and taking into account rising temperatures</u> 	

No.	Para.	Change	Reason for Change
		<ul style="list-style-type: none"> • <u>ensuring all new buildings are well ventilated, paying special attention to building types at higher risk such as top floor flats</u> • <u>using</u> or planting trees and vegetation⁴ in and around built structures • <u>designing</u>-in systems for rainwater capture/harvesting and greywater recycling • <u>minimising</u> the area of impermeable surfaces and incorporating green or biodiverse roofs where practical. <p>4. The use of Sustainable Drainage Systems (SuDs) will be required for all new major development (see glossary), as set out in the NPPF 2023, and infiltration SuDs should be used wherever they are suitable. Applicants will be expected to comply with the SuDs design principles set out in the Cambridgeshire Flood and Water Management SPD (including any updates to this) when designing and planning for SuDs.</p> <p>5. All other development proposals involving new buildings or that increase areas of impermeable surfaces will be required to demonstrate that all surface water run-off is accommodated within the site using appropriate surface water drainage arrangements, with a strong preference for SuDs.</p> <p>Amend post policy text to add:</p> <p><u>Policy CC8: Sustainable Drainage Systems</u> <u>Policy CC9: Managing Flood Risk</u></p> <p>And with respect to key notes on differences between Local Plan policy and neighbourhood level policy add:</p> <ul style="list-style-type: none"> • <u>Policy S&GS 7 is more specific than the Local Plan with respect to what information relating to climate change mitigation and adaptation must be included, as a minimum, in the sustainability statement</u> 	
		<p>Policy S&GS 8: Renewable energy schemes in S&GS</p>	

No.	Para.	Change	Reason for Change
27		<p>Amend supporting text paragraph 7.31 as follows:</p> <p>7.31 Proposals for small-scale, community-led renewable or low carbon energy projects, such as a community wind turbine or heat network, will be supported as long as they respect or enhance the local landscape. The background context and policy rationale for this are outlined below.</p> <p>Amend paragraph 7.34 and insert two new paragraphs as follows:</p> <p>7.34 Policy S&GS 8 supports small scale community-led low carbon and renewable energy infrastructure in line with Local Plan policy, subject to the landscape and settlement character being respected or enhanced in the plan area. <u>For Stapleford and Great Shelford, this means proposals must be compatible with Policy S&GS 11 'Protecting Stapleford and Great Shelford's landscape character'.</u></p> <p><u>7.35 Small-scale means delivering infrastructure aimed at contributing towards reducing the carbon footprint of plan-area residents and does not include commercial scale projects designed primarily to export to the national grid. Suitable projects could be a single community wind turbine, the installation of a solar array on a community building, or a community heat network.</u></p> <p><u>7.36 For avoidance of doubt, no work has been undertaken to indicate the plan area is suitable for wind energy development and the inclusion of this policy should not be interpreted to mean that it has.</u></p> <p>Amend policy as follows:</p> <p>Policy S&GS 8: Renewable energy schemes in Stapleford and Great Shelford Proposals for small-scale community-led renewable or low carbon energy projects are supported in line with the Local Plan provided that:</p> <ol style="list-style-type: none"> a) proposals protect or enhance landscape character in line with Policy S&GS 11 b) there is evidence of local community involvement and leadership (e.g. where a scheme is being led by a community land trust). <p>Amend text post policy as follows:</p>	To address Reg 14 comments from S1

No.	Para.	Change	Reason for Change
		<p>Add new item under key notes on differences between policy in SDCD Local Plan NP level</p> <p><u>Clause 2 in Policy CC/2 rules out any wind turbine proposal unless the development site is in an area identified (via a Neighbourhood Plan) as suitable for wind energy development in a Neighbourhood Plan. The supporting text to Policy S&GS 8 refers to a single community wind turbine that could, in principle, be supported under the policy. The intention of Policy S&GS 8 is to allow such a proposal to come forward, if the area has first been identified as being suitable for wind energy. This is in line with footnote 58 in the NPPF 2023. The inclusion of the policy does not in any indicate the S&GS area has already been identified as being suitable for wind energy. Without Policy S&GS 8, any wind turbine proposals (even a small scale community wind turbine) would be ruled out through Policy CC/2 of the Local Plan.</u></p>	
		Theme Biodiversity	
28	Paragraph 7.36	<p>7.36 There are two <u>three</u> planning policies sitting under this theme and objective:</p> <ul style="list-style-type: none"> • <u>Policy S&GS 9: Nature networks and sites of biodiversity value in Stapleford and Great Shelford</u> • Policy S&GS 9<u>10</u>: <u>Mitigation hierarchy and Biodiversity Net Gain in Stapleford and Great Shelford</u> Development and biodiversity • Policy S&GS 10 <u>11</u>: Trees and development. 	Update the document to reflect amendment post Reg 14
		Policy S&GS 9: Protecting and enhancing biodiversity and nature networks in Stapleford and Great Shelford	
29		<p>Split into two policies: S&GS 9 and S&GS 10 and amend as follows:</p> <p><u>Policy S&GS 9: Protecting and enhancing nature networks and sites of biodiversity value in Stapleford and Great Shelford</u></p>	Updated to response to comments from various at Reg 14 stage.

No.	Para.	Change	Reason for Change
		<p><u>7.39 Our area is rich in biodiversity assets which we want to protect and improve. When new development takes place, the value of our biodiversity assets must be taken into account and opportunities should be taken to enhance them. The background context and rationale behind this policy is outlined below.</u></p> <p>Background context and policy rationale</p> <p><u>7.40 Policy S&GS 9 has particular regard for Paragraph 185 in the NPPF 2023 that states plans should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks.</u></p> <p><u>7.41 MAGIC⁷ mapping data managed by Natural England shows the broad range of priority habitats. This includes areas of deciduous woodland (e.g. Nine Wells), traditional orchards, lowland meadows, lowland calcareous grassland (including land to the north of Babraham Road at Gog Magog Golf Course and at Wandlebury Country Park), good quality semi-improved grassland (Wandlebury Country Park), floodplain grazing marsh (applies to parts of the River Cam banks southwest of Great Shelford), and the River Cam/Granta and Hobson’s Brook chalk rivers. <u>Magog Down, excluding the woods, is also lowland calcareous grassland although MAGIC mapping data shown on Map 5 does not currently accurately depict this.</u></u></p> <p><u>7.42 Wildlife corridors and nature networks are a key feature of the Plan area and there are plenty of opportunities to strengthen these. This is evidenced through a range of studies: Natural England’s MAGIC mapping work identifies four broad networks prioritised for protection, enhancement or extension. Further detail is provided in Appendix 4 to this Plan. Broadly, the corridors are:</u></p> <ul style="list-style-type: none"> a) the Hobson’s Brook corridor reaching into the northeastern part of Great Shelford Parish b) a corridor to the east of this, appearing to link up to areas of deciduous woodland c) a corridor identified for expansion in the southern part of Stapleford parish, presumably linking in with Dernford Fen SSSI in Sawston parish d) the large area and corridor focused around Gog Magog Golf Course SSSI and Wandlebury Country Park. Here, all land to the northeast of both settlements is identified as part of a network expansion zone. 	

No.	Para.	Change	Reason for Change
		<p>Cambridge Nature Network (2021), prepared by Cambridge Past, Present and Future in partnership with the Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire, identifies five priority landscape areas and highlights the best opportunities for creating new habitats and large-scale natural greenspaces. It is a nature recovery network for the Cambridge area, prepared in response to Cambridgeshire’s commitment to double the number of nature-rich habitats by 2050. The network identifies opportunities to do this and to increase access to natural greenspace. Two of the priority landscapes fall within the NP area:</p> <ul style="list-style-type: none"> • Gog Magog Hills, summarised as chalk grassland and woodlands including Wandlebury Country Park, Cherry Hinton Chalk Pits, Roman Road, Beechwoods and Magog Downs • River Cam Corridor, summarised as the river and its tributaries, and the meadows, wetlands, parkland and woodlands that they connect. <p>Four out of five nature network components – namely the core area, stepping stone, core extension and corridors – are located in the NP area. In a similar fashion to the MAGIC mapping work, land to the northeast of both settlements is identified as part of a corridor linking the Gog Magog Hills with the River Cam Corridor in the City of Cambridge. See Appendix 5.</p> <p>The Stapleford and Great Shelford Landscape Character Assessment (S&GS LCA 2019) identifies:</p> <ol style="list-style-type: none"> a) the tree-lined natural margins along Hobson’s Brook (identified as a wildlife corridor) for retention and enhancement b) woodland corridor along the River Granta c) water meadows and riverside pastures along the banks of the River Cam and Granta. <p>The Greater Cambridge Chalk Streams Project report (2020) provides an audit of chalk streams in the upper Cam catchment. This includes an assessment of the River Granta and Hobson’s Brook, both of which run through the Plan area. The report identifies issues as well as key opportunities for improvement.</p> <p>7.42 The Plan area has a high number of sites with specific designations due to their importance to biodiversity:</p> <p>Sites of Special Scientific Interest:</p>	

No.	Para.	Change	Reason for Change
		<ul style="list-style-type: none"> • Gog Magog Golf Course. This supports grassland communities of the calcareous chalk grassland type. The S&GS LCA 2019 notes that the newer golf course area has a high conservation value, although not designated as part of the SSSI • Roman Road. Also a Scheduled Ancient Monument, the Roman Road runs along the northeastern boundary of the golf course and supports species-rich calcareous grassland communities (S&GS LCA 2019). The current status of the SSSI is unfavourable – recovering. <p>Local Nature Reserves:</p> <ul style="list-style-type: none"> • Beechwoods • Nine Wells • Stapleford Pit <p>County wildlife sites:</p> <ul style="list-style-type: none"> • Wandlebury Country Park • River Cam/Granta • <u>Magog Down</u> • <u>Stapleford Pit</u> <p><i>Clay Pit, off Granhams Road</i></p> <p>7.43 In addition to the above sites, there is a one acre informal nature reserve off Granhams Road with a variety of native flowers in a central grassland area, surrounded by trees (see Image 2 below). The site is a disused clay pit. The now exposed soil type is chalk and therefore the site is a suitable habitat for many chalk grassland plants and associated invertebrates. With support from Great Shelford Parish Council, a small team of volunteers manages the reserve by cutting the meadow areas, keeping the scrub under control and the access path clear. The Cambridge Green Belt Project prepared a Management Plan for the site in 2007. Available surveys for the site include a 2000 Tree Survey and a 2006 General Species survey. In addition, volunteers maintain a list of plant species.</p>	

	<p><u><i>New Countryside Park to be managed by the Magog Trust at Stapleford</i></u></p> <p><u>A new countryside park in Stapleford ('Chalk Hill Down') has come forward via s106 funds attached to approval of Rengeford's 'retirement care village' on Haverhill Road. Management of the park has been transferred to The Magog Trust, with public access due to commence in 2026</u></p> <p>7.44 The S&GS LCA 2019, which divides the relevant policies from South Cambridgeshire's 2018 Local Plan area into 27 distinct landscape character areas, provides further detail on ecological features and designations at the very local level.</p> <p>Policy S&GS 9</p> <p><u>Policy S&GS 9: Protecting and enhancing nature networks and sites of biodiversity value in Stapleford and Great Shelford</u></p> <p><u>1. Development proposals that either directly or indirectly impact a site of biodiversity value in the neighbourhood plan area must take account of its biodiversity value and follow the mitigation hierarchy as detailed in Policy S&GS 10. Existing sites of biodiversity value are shown on Maps 4, 5 and 6 and listed below:</u></p> <p><u>Sites of Special Scientific Interest (SSSI)</u></p> <ul style="list-style-type: none"> • <u>Gog Magog Golf Course</u> • <u>Roman Road</u> <p><u>Local Nature Reserves</u></p> <ul style="list-style-type: none"> • <u>Beechwoods</u> • <u>Nine Wells</u> • <u>Stapleford Pit</u> <p><u>County wildlife site</u></p> <ul style="list-style-type: none"> • <u>Wandlebury Country Park</u> • <u>River Cam/Granta</u> <p><u>Hobson's Brook chalk river</u></p> <p><u>Other site of local biodiversity value</u></p> <ul style="list-style-type: none"> • <u>Clay Pit, off Granham's Road</u> • <u>New countryside park (approved but not yet publicly open at the time of writing) between Hinton Way and Haverhill Road</u> 	
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No.	Para.	Change	Reason for Change
		<p><u>2. All development proposals will be expected to take available opportunities to create or strengthen links between existing and/or new habitats through the development site. Existing nature networks in the Plan area that could be relevant in this regard are:</u></p> <p><u>a) River Cam and River Granta corridor, including adjacent woodland and water meadows (Shelford Meadows, Hermitage Meadows, Stapleford Bridge Meadows, Bury Farm meadows)</u></p> <p><u>b) Hobson’s Brook wildlife corridor</u></p> <p><u>c) Gog Magog Hills corridor as identified in the Cambridge Nature Network (see Appendix 5).</u></p> <p><i>Relevant policies from South Cambridgeshire’s 2018 Local Plan</i></p> <ul style="list-style-type: none"> • Policy H/16: Development of Residential Gardens • Policy NH/4: Biodiversity • Policy NH/5: Sites of Biodiversity or Geological Importance • Policy NH/6: Green Infrastructure • Policy NH/7: Ancient Woodlands and Veteran Trees <p>Also relevant:</p> <ul style="list-style-type: none"> • Biodiversity Supplementary Planning Document, Greater Cambridge Shared Planning, 2022 • <u>Emerging Cambridgeshire and Peterborough Local Nature Recovery Strategy</u> <p>Policy S&GS 10:</p> <p><u>Policy S&GS 10: Mitigation hierarchy and delivering biodiversity net gain and enhancements</u></p> <p><u>7.45 Most forms of development will have some impact on biodiversity. Policy S&GS 10 applies a hierarchical approach to mitigation. This mean looking first at measures that avoid harm before considering measures that mitigate harm. It also means refusing permission for proposals that are likely to result in significant harm, post mitigation. Additionally, Policy S&GS 10 is focused on ensuring that biodiversity enhancements are achieved through new development whether this is via the now mandatory 10% Biodiversity Net Gain (BNG) requirement or through smaller interventions implemented as part of small scale proposals, such as householder extensions. In the</u></p>	

No.	Para.	Change	Reason for Change
		<p><u>case of BNG, Policy S&GS 10 prioritises onsite BNG over off site and where off-site is necessary, opportunities should in the first place be sought on sites elsewhere in the Plan area.</u></p> <p><u>Mitigation hierarchy</u> <u>7.46 The term ‘mitigation hierarchy’ refers to the requirement set out in paragraph 186 of the NPPF 2023, whereby if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then planning permission should be refused. The mitigation hierarchy is explained in more detail in planning practice guidance^{note}.</u></p> <p><u>7.47 Clause 1a of S&GS Policy 10 establishes the principle of avoiding impacts to biodiversity in the first place and includes reference to retaining species in situ. As an example, this would include retaining existing nest sites, including those integrated into buildings (providing a habitat for building dependent species such as swifts and house martins).</u></p> <p><u>7.48 The biodiversity mitigation hierarchy is a separate requirement to biodiversity net gain (BNG).</u></p> <p><u>Insert note:</u> <u>See planning practice guidance paragraph 019 Reference ID: 8-019-20240214</u></p> <p><u>Biodiversity Net Gain (BNG)</u> <u>7.49 The Environment Act 2021 has mandated a minimum measurable BNG for most types of development. This requires that the biodiversity value of the development exceeds the pre-development biodiversity value of the site. Biodiversity value is measured using the statutory biodiversity metric. Applicants must use the statutory biodiversity metric tool when preparing applications:</u></p> <p><u>https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides</u> <u>7.50 Certain types of development are exempt from BNG. As at June 2024 exemptions apply to permitted development rights, householder applications, development which only has ‘de minimis’ impact on habitats, development undertaken for the purpose of fulfilling the BNG planning</u></p>	

No.	Para.	Change	Reason for Change
		<p><u>condition for another type of development, high-speed railway networks and certain self-build and custom build developments.</u></p> <p><u>Certain types of development are exempt from Biodiversity Net Gain, these are: permitted development rights; householder applications; development which only has a 'de minimis' impact on habitats; developments undertaken for the purpose of fulfilling the BNG planning condition for another development; high-speed railway network; and certain self-build and custom build developments.</u></p> <p><u>7.51 Where it is not possible to meet all BNG requirements on site, applicants will be required to fulfil them through a combination of on-site gains, off-site gains (registered and allocated to the development) and as a last resort through the purchase of biodiversity credits. When seeking delivery of biodiversity gain off-site, the local authority will prioritise gains within the vicinity of the development site. In this regard the opportunities identified in Policy S&GS 9 and Appendices 4 and 5 are relevant.</u></p> <p><u>Other biodiversity enhancement measures</u></p> <p><u>7.52 Biodiversity enhancement opportunities exist for development types otherwise exempt from BNG. This includes the installation of swift bricks (considered a universal nest brick suitable for a wider range of small bird species), bat boxes, hedgehog highways, green roofs and walls. Clause 5 in S&GS Policy 10 requires such opportunities to be taken. Where swift bricks are being installed, this should be in accordance with best practice guidance BS 42021 or CIEEM. Where advised by an ecologist, artificial nest cups for house martins may be suitable instead of swift bricks. Guidance is available here:</u></p> <p><u>The Swift a bird you need to help: https://cieem.net/resource/the-swift-a-bird-you-need-to-help/</u></p> <p><u>Policy S&GS 10: Mitigation hierarchy and Biodiversity Net Gain in Stapleford and Great Shelford.</u></p> <p><u>Mitigation hierarchy</u></p> <p>1. For all development proposals, the hierarchy of mitigation should be embedded into the design of the development with the following steps implemented in order:</p>	

No.	Para.	Change	Reason for Change
		<p>a) firstly, avoid impacts. This means retaining habitats of value for enhancement and management and retaining species in situ</p> <p>b) secondly, mitigate impacts where these have been found to be unavoidable, through replacement of lost protected and priority habitats and accommodating displaced species within the site boundary</p> <p>c) thirdly, compensate if mitigation measures are insufficient.</p> <p>2. If significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated or, as a last resort, compensated for, then planning permission will be refused.</p> <p><u>Biodiversity Net Gain</u></p> <p>3. In all locations, Development proposals will be required to demonstrate measurable net biodiversity gain, <u>equivalent to a minimum 10% increase</u>, and this should be achieved on site wherever possible and in accordance with BS8683:2021-Process for designing and implementing Biodiversity Net Gain (BNG).</p> <p>4. <u>Where off-site BNG is necessary, opportunities to deliver this within the Plan area should be considered before looking at opportunities in the wider local area.</u> Appropriate measures for delivering BNG in the Plan area <u>and wider local area include:</u> should focus on:</p> <p>a) retaining and enhancing the network of species and habitats currently present in the Plan area, <u>as identified in Policy S&SG 9</u> described in the supporting text to this policy</p> <p>b) creating <u>new natural habitats</u>, or strengthening or restoring <u>existing natural habitats within locally identified opportunity areas (see initiatives identified in Policy S&GS 9 and Appendices 4 and 5).</u></p> <p>c) planting additional trees and hedgerows (prioritising species that will enhance local biodiversity, such as native planting and/or species capable of adapting to the changing climate).</p> <p><u>5. All development proposals including those exempt from BNG requirements, such as householder extensions, should take opportunities to integrate biodiversity measures within a</u></p>	

No.	Para.	Change	Reason for Change
		<p><u>building through the provision of integrated bird boxes, swift bricks, bat boxes and hedgehog highways.</u></p> <p><i>Relevant policies from South Cambridgeshire's 2018 Local Plan</i></p> <ul style="list-style-type: none"> • Policy H/16: Development of Residential Gardens • Policy NH/4: Biodiversity • Policy NH/5: Sites of Biodiversity or Geological Importance • Policy NH/6: Green Infrastructure • Policy NH/7: Ancient Woodlands and Veteran Trees <p>Also relevant:</p> <ul style="list-style-type: none"> • Biodiversity Supplementary Planning Document, Greater Cambridge Shared Planning, 2022 <p><u>Emerging Cambridgeshire and Peterborough Local Nature Recovery Strategy</u></p>	
30	Map 4	Refer to map as a figure	In response to Reg 14 comment from S1
31	Map 5	<p>Give the map a new title and refer to it as a figure: "Priority habitats, as indicated through MAGIC mapping, extracted 2023"</p> <p>Insert note to say that Magog Down is also lowland calcareous grassland although this is not shown on the map.</p>	In response to Reg 14 comment from K5 and S1
32	Map 6	Replace map with new map showing place names	In response to Reg 14 comment from S1
		Policy S&GS 10: Trees and Development	
33	Policy numbering	Re-number to S&GS 11	To update document post Reg 14

No.	Para.	Change	Reason for Change
34	7.46	<p>Amend as follows:</p> <p>“7.46 Trees are important to both the built and the natural environment and the character of the built environment in the villages. Policy S&GS:6 ‘Development and design in Stapleford and Great Shelford is therefore also important when considering trees.”</p>	In response to Reg 14 comment from S1
35	Policy S&GS 10	<p>Amend policy as follows</p> <p>1. Any planning application for a development site where trees are present and at risk of being impacted by the proposed development, must be submitted with:</p> <ul style="list-style-type: none"> • a tree survey as outlined in BS 5837 2012 (or its equivalent replacement). This also includes any hedges on site and any adjacent trees to the site that may be affected by the proposed development • a management plan arboricultural impact assessment and a tree protection plan showing how trees and hedges are to be protected and sustained during the construction process. <p>2. Significant All trees and hedgerows of good arboricultural value should be retained as an integral part of the design of any development, except where their long-term survival would be compromised by their age or physical condition or there are exceptional and overriding benefits in accepting their loss. Where trees are to be replaced, replacement trees within the site will be required, taking into account the size, <u>species</u> and the condition of the lost items but at a minimum 2:1 ratio (meaning for every tree lost at least 2 should be provided). Replacement trees should be mature saplings (3-15 years). All new tree and hedgerow planting should prioritise species that enhance biodiversity (native planting and/or species capable of adapting to the changing climate).</p> <p>3. Where new trees or hedgerows are being planted as part of a new scheme, developers will be expected to provide robust arrangements for their future maintenance:</p> <ul style="list-style-type: none"> • <u>so that the trees have a strong chance of establishing and thriving in the first place</u> 	In response to Reg 14 comments

No.	Para.	Change	Reason for Change
		<ul style="list-style-type: none"> • <u>any trees or hedgerows not surviving within 5 years of having been planted being replaced, together with an updated maintenance regime</u> This should include arrangements to replace trees or hedgerows which do not survive within 5 years of having been planted. 	
		Policy S&GS 11: Protecting and enhancing Stapleford and Great Shelford's landscape character	
36	Policy numbering	Renumber to S&GS 12	To update document post Reg 14
37	8.8 as follows	<p><i>Amend as follows:</i> <i>Stapleford and Great Shelford Landscape Character Assessment (S&GS LCA 2019)</i> 8.8 The S&GS LCA 2019 covers the unbuilt areas in the Plan area. The study breaks the Plan area down into 10 landscape character area types, which are then further segmented into different landscape character areas, of which there are 27 in total. For each of these, the document provides (in section 3) advice and guidance on:</p> <ul style="list-style-type: none"> • <u>Key characteristics</u> • <u>Overall character</u> • <u>Visual characteristic</u> • <u>Historic land use</u> • key planning and land management issues and planning constraints • sensitivities to change • proposed landscape strategy objectives • suggested landscape planning guidelines • suggested land management guidelines. 	To provide more detail on the LCA 2019 in particular with respect to historic land use. This is to address county council comment that more content in the NP could be provided on below ground heritage assets.
38	Paragraph 8.9	Insert new sub heading and paragraph after paragraph 8.9 <u>Heritage assets in Stapleford and Great Shelford's landscape</u>	To respond to Reg 14 comment from S12

No.	Para.	Change	Reason for Change
		<p><u>8.10 As is detailed in the LCA 2019 (see Chapter 3 where the 'historic land use' is described for each of the 27 character areas in Plan area) and Chapter 4 of this plan, the Plan area is rich in heritage assets. Many of these are key features in the landscape such as the six scheduled monuments (described in Chapter 2 and shown on Map 2) as well as below ground archaeological assets. The latter includes extensive cropmarks outlining areas of prehistoric to Roman settlement, notably to the west of Great Shelford (see Cambridgeshire Historic Environment Record (CHER) ref. 04503), ring ditches (e.g. CHER ref. 08337), as well as medieval earthworks (e.g. CHER 08903), tumuli (e.g. CHER 08358) and cropmark enclosures (CHER ref. 08344) to the east of Stapleford.</u></p> <p><u>8.11 As these heritage assets are a feature of Stapleford and Great Shelford's landscape and settlement character they are relevant to proposals that impact on landscape and settlement character. Notwithstanding this, development proposals that affect heritage assets will be assessed against existing strategic and national planning policies. This includes Policy NH/14 'Heritage Assets' in South Cambridgeshire's 2018 Local Plan which supports development proposals where the significance of heritage assets (including non-designated heritage assets and archaeological remains) are sustained and enhanced as appropriate to their significance.</u></p>	
39	Paragraph 8.12 f)	<p>Amend d) and f) as follows:</p> <p>d) Views of the City Skyline. 15 strategic view points are identified, including View 7 (Little Trees Hill, Magog Downs Down), which is located in the Stapleford and Great Shelford NP area</p> <p>...</p> <p>f) Habitats in the Landscape. Several designated sites of nature conservation value contribute to the landscape and Supporting Character of Cambridge. This includes three four sites in Stapleford and Great Shelford: the Beechwoods LNR, the Gog Magog SSSI and the the County Wildlife Sites at Wandlebury and Magog Down County Wildlife Site. <u>See also information provided in paragraph 7.40 (and Map (OR FIGURE) 5 on all priority habitats in the S&GS plan area including the River Cam/River Granta and Hobson's Brook chalk rivers.</u></p>	Reg 14 comments from K3 and K5

No.	Para.	Change	Reason for Change
40	Policy S&GS 11	<p>Remove duplicate paragraphs in policy Amend Clause 5b) to align with SCDC advice.</p> <p>5. Where potential adverse impacts on Stapleford and Great Shelford’s landscape and settlement character are identified, proposals should first demonstrate that they have been informed by an assessment of landscape and visual impacts (proportionate to the scheme proposed) and secondly demonstrate, with reference to the S&GS LCA 2019, the following:</p> <p>a) the proposal has particular regard to the landscape planning guidelines and land management guidelines applicable to the character area in which it is located (see Map 7)</p> <p>b) landscape mitigation measures will be incorporated to that will ensure the development is sensitively screened and assimilated into its surroundings. For edge of settlement locations, account must be taken of important views from the countryside (see Policy S&GS 132). The creation of landscaped buffers is likely to be required. Robust planted buffers to site edges and edge of settlement locations are required. Mitigation measures and effects must be clearly illustrated in planning submissions. Proposals that are found, post-mitigation, to significantly harm landscape character will be refused.</p>	In response to Reg 14 comment from S1
		Policy S&GS 12	
41	Policy	Renumber to S&GS 13	To update post Reg 14
42	8.15	Amend sentence 4 to read ‘The outcomes is the identification of 29 views spread across two parishes, which are listed in the policy.’	Some accusations in Reg. 14 comments that we had ‘too many’ views – important to note that they are spread across 2 parishes and, in that context, not at all out

No.	Para.	Change	Reason for Change
			of keeping with NPs which deal with one parish only
43	Insert 2 new paras after 8.16 and before Policy S&GS 12 box	<p><u>8.17 It should be noted that the 29 views are spread across two parishes, 12 in Stapleford and 17 in Great Shelford. Where appropriate, efforts have been made to ensure that one view is not a 'subset' of another. For example, views worthy of protection are available from the Drift Road off Haverhill Rd, but these views are contained within the wider views available from the high point at Magog Down so have not been listed separately.</u></p> <p><u>8.18 Map 9 shows that the majority of viewpoints are outside the development framework and look over open countryside within and beyond the Plan area. There are very few medium to long distance views of open countryside accessible from either within or the edge of the development framework. Protecting these is, therefore, vital to maintaining a sense of place as S. Cambs. necklace villages and hence the majority of residents' collective sense of identity.</u></p>	8.17 See above
44	Paragraph 8.16 item k	Amend reference to Bridge to Nowhere	In response to Reg 14 comment from resident
45	Policy	<p>Amend Clause 1</p> <p>To be supported, d Development proposals must maintain or enhance the key features and their the setting (described in Appendix 7 to this plan) of the views into and out of the settlement area, listed below, described in Appendix 7 and shown on Map 9. To understand the impact on views, applicable development proposals should be accompanied Development proposals that have an impact on the views must be supported by a Landscape and Visual Impact Assessment or a Landscape and Visual Appraisal.</p> <p>Amend rest of the policy so just the views names are mentioned. No detail</p>	In response to Reg 14 comment from S1

No.	Para.	Change	Reason for Change
		Policy S&GS 13	
46	Policy number	Re-number to S&GS 14	To update following Reg 14.
47	Map 10	Rearrange the map so that it is clearer	In response to Reg 14 comment from S1
		Policy S&GS 14	
48	Policy number	Re-number to S&GS 15	To update following Reg 14
49	Image 6	Replace with new image.	In response to Reg 14 comment from S1
50	Paragraph 8.25	Insert a paragraph just before 8.25 that reads: <u>Policy LGS 14 applies the national Local Green Space designation to existing open spaces that are demonstrably special to the community they serve. These spaces are of special value in their current form. The LGS designation gives the areas of land protection in the same way that Green Belt land is protected.</u>	In response to Reg 14 comment from S11
51	Policy S&GS 12	Remove sentence that reads "Development proposals on these sites will only be supported in very special circumstances"	In response to Reg 14 comment from S11
52	Policy S&GS 12	Remove LGS 2 Grange Field as an LGS.	In response to Reg 14 comment from K10
		Policy S&GS 15: Preserving our dark landscape	

No.	Para.	Change	Reason for Change
53	Policy number	Re-number to S&GS 16	To update following Reg 14
54	Supporting text	Minor amendment to reflect amendment in policy	In response to Reg 14 comment from S1
55	Policy S&GS 15	<p>Amend policy as follows:</p> <p>Policy S&GS 15: Preserving our dark landscape</p> <p>1. Development proposals that include external lighting will only be permitted if the night sky is protected from light pollution <u>and sensitive habitats are protected from harm</u>.</p> <p>2. <u>To protect the night sky</u>, this means the proposed lighting:</p> <p>a) is the minimum appropriate for its purpose (e.g. <u>automatically</u> turned off when not needed)</p> <p>b) is designed such that the lighting is directed downwards to avoid spill up into the sky or out of the site (e.g. beam angle below 70 degrees)</p> <p>c) avoids light spillage beyond the area intended to be lit</p> <p>d) limits the amount of shorter wavelength (blue-violet) light to the least amount needed and <u>to</u> no more than 3,000 <u>2,700</u> Kelvins.</p> <p><u>3. To protect sensitive habitats, this means not permitting any external lighting on or to spill into or otherwise impact sensitive sites such as the River, the SSSIs, the Local Nature Reserves, County Wildlife Sites, the Clay Pit or the Chalk Streams unless:</u></p> <ul style="list-style-type: none"> • <u>the lighting is necessary for safety purposes; and</u> • <u>a wildlife sensitive lighting scheme has been designed by a qualified ecologist and complies with up to date guidance (currently Bats and Artificial Lighting at Night Guidance Note 2023). As part of this light sources should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats; and</u> • <u>the proposed lighting scheme demonstrates that harm to priority species and habitats is avoided.</u> 	In response to Reg 14 comment from S1

No.	Para.	Change	Reason for Change
		Policy S&GS 16: Delivering community infrastructure priorities alongside new development	
56	Policy number	Re-number to S&GS 17	To update following Reg 14
57	Paragraph 9.13	Update the information relating to capacity at Great and Little Shelford school as per July 24 correspondence from county council.	Reg 14 response from s12
58	Paragraph 9.13	After paragraph 9.13 add sub section for Early years places and explain existing shortfall.	Reg 14 response from s12
59	Paragraph 9.23	Update paragraph to reflect accurate bus information.	To complete the information on buses.
60	Policy S&GS 16	Add “ a need to address existing shortfalls in Early Years places”	Reg 14 response from s12
61	Policy S&GS 16	Add ‘relevant policies from South Cambridgeshire’s 2018 Local Plan’ and add TI/8 and SC/4 to the list.	Reg 14 response from S1
62	Policy S&GS 16	Supporting text to reference the range of infrastructure types that could come forward as part of new development All above changes (with exception of policy renumbering) is set out below: Policy S&GS 16: Delivering community infrastructure priorities alongside new development 9.6 New development must address the increased demands it will place on, and existing shortfalls in, our community’s amenity and infrastructure needs, specifically in healthcare, primary school education, transport, open spaces and play spaces. Support for this statement and its associated	Improving the plan

No.	Para.	Change	Reason for Change
		<p>NP policy is supplied below. <u>The supporting text to the Policy S&GS 16 highlights where shortfalls or potential issues in infrastructure are known to exist. During the plan period, different infrastructure needs may occur depending on the level and type of development that comes forward.</u></p> <p>Background context and policy rationale</p> <p><i>Open space provision</i></p> <p>9.7 In 2013, South Cambridgeshire District Council prepared the district-wide <i>Recreation and Open Space Study</i>. Using the recommended standards reproduced in the table below, this study found that Stapleford and Great Shelford had surplus provision of open spaces suitable for sports (by 2.01 hectares) and surplus provision of allotments (by 1.15 hectares). But it also found that Stapleford and Great Shelford had a shortfall of play space (by 4.43 hectares) and a shortfall of informal open space (by 0.73 hectares).</p> <p>9.8 Since 2013, the population of our villages has grown (by 7.2% between the 2011 and 2021 Censuses). In terms of changes in play space provision, there has been an improvement in quality, although not in quantity:</p> <ul style="list-style-type: none"> • a new PlayScape at Great Shelford Recreation Ground opened in 2021, replacing old children’s playground equipment • new provision of logs for den building in a small copse at Great Shelford Recreation Ground • replacement of old playground equipment for younger children at Stapleford Recreation Ground with the new Jubilee Playground, opened in 2022 • installation of adult gym equipment at Stapleford Recreation Ground • replacement of old asphalt tennis courts with multi-user games area (MUGA) at Stapleford Recreation Ground in 2021. <p>9.9 In addition, since 2013 old play equipment for young children at land behind the Slaughterhouse on Church Street in Stapleford has been steadily removed as it wore out.</p> <p>Insert table</p>	

No.	Para.	Change	Reason for Change
		<p>9.10 Publicly accessible open space is not evenly distributed within the two villages. Residents within walking distance to either Great Shelford Recreation Ground or Stapleford Recreation Ground will have better access than others. In fact, open space in the northern part of the built up area, characterised by high density family houses, is limited to small areas of 0.13 hectares of informal open space at Macaulay Avenue, Great Shelford, and 0.19 hectares of informal open space at Davey Crescent, Great Shelford.</p> <p>9.11 South Cambridgeshire's 2018 Local Plan recognises the shortage of informal open space in Stapleford and Great Shelford as an issue. Indeed, it allocates an area of 1.42 hectares of "land east of Bar Lane, Stapleford and west of the access road to Green Hedge Farm" as future open space, as well as an area of 4.8 hectares of "land south of Granhams Road, Great Shelford" as future open space (See Policy SC/1: Allocation for Open Space). These site allocations have not been delivered <u>whilst population growth has occurred (increased by 7.2% between the two census periods 2011 and 2021). The need for additional informal open space remains and will continue to grow during the plan period.</u></p> <p><u>9.12 Due to lack of off-road routes, suitable for non-motorised users, access to important natural green spaces located in the Plan area such as Magog Down and Wandlebury Park can be difficult. See also Policy S&GS: 17 'Facilitating active travel in Stapleford and Great Shelford' and Policy S&GS 20: 'Protecting and improving routes into our countryside'.</u></p> <p>9.13 With respect to land east of Bar Lane and west of the access road to Greenhedge Farm, Stapleford, Policy S&GS 14 is seeking to designate this as Local Green Space in recognition of the visual amenity provided by this area of open land.</p> <p>Primary school capacity</p> <p>9.14 Stapleford Community Primary school and Great and Little Shelford Church of England Primary School provide just one form entry per year group and there is little space around the two existing school buildings for expansion to take place. Information provided by the County Council in autumn 2023 <u>2024</u> indicates that, for the period up to 2027/28 <u>2024/2025 to 2032/2033</u>, there is adequate capacity at <u>Stapleford Community Primary School but not at the Great and Little Shelford Church of England Primary School. When capacity at both schools is taken into account</u></p>	

No.	Para.	Change	Reason for Change
		<p>there is projected to be adequate capacity across the plan area to meet expected pupil projections. both schools to meet pupil projections.</p> <p><u>Early years provision</u> <u>9.15 There is a current and projected shortfall in early years provision across the plan area. As at time of writing¹, Stapleford currently has 29 fifteen-hour places, with local demand forecast to be 55 places for April 2024, 47 in September 2024 and 62 in April 2025. Great & Little Shelford currently has 117 fifteen-hour places, with local demand forecast to be 187 places for April 2024, 142 in September 2024 and 195 in April 2025.</u></p> <p><u>Insert footnote: data provided by the County Council in May 2024</u></p> <p>Retain all text under 'Health capacity'</p> <p>Amend paragraph 9.23 in Reg 14 NP as follows:</p> <p><u>9.25 The NP area is served by rail links and public buses. Shelford Station is one stop and around 5 minutes south of Cambridge on the West Anglia Main Line to London Liverpool St Station; in- and out-bound trains typically stop at Shelford Station two to four times per hour. Three bus services link the Plan area to Saffron Walden and Cambridge, although only one offers regular services during the working week. During the week there is one bus per hour into Cambridge, provided by route number 31 (the Addenbrookes service) and route number 7. As the population grows and employment opportunities in Cambridge expand, there will be a need to improve the regularity and reliability of bus services into Cambridge. <u>Two main bus routes, Stagecoach 7 via the A1301 and Stagecoach 13 via the A1307, serve the Plan area. From Monday to Saturday, service 7 passes through the Plan area three times hourly during day time hours en route to Addenbrooke's Hospital and Cambridge City, reducing to once hourly in the evenings. The same is true in the opposite direction. On Sundays, it runs once hourly in either direction. Service 13/13A/13X passes through the Plan area three times an hour in either direction during peak times from Monday to Saturday, reducing to 1-2 times an hour in the evening. Only the 13 runs on Sundays</u></u></p>	

No.	Para.	Change	Reason for Change
		<p><u>(hourly in either direction). A2B operates service 31 four times daily (Mon-Sat) in either direction through the Plan area, linking it to Addenbrooke's and, less frequently, to Cambridge City. CG Myall & Son run the infrequent 132 on Sundays from Saffron Walden to Cambridge, and vice versa. All services may be subject to change as a result of emerging plans to bring most local services under public control. As the population grows and employment opportunities in and around Cambridge expand, there will be a need to improve the regularity, reliability and range of destinations of buses serving the Plan area.</u></p> <p>Insert three new paragraphs:</p> <p><u>Delivery of new and improved infrastructure</u></p> <p><u>9.26 New and improved infrastructure depends primarily on infrastructure providers such as health providers and the county council as the education provider. Infrastructure provision is relevant to plan making when:</u></p> <ul style="list-style-type: none"> <u>• land is required to deliver infrastructure</u> <u>• financial contributions are required from new development to mitigate the impact of development e.g. homes in terms of creating infrastructure shortfalls</u> <u>• development opens up opportunities to address short falls in infrastructure</u> <u>• necessary infrastructure to support a development is simply not in place in which case the delivery of sustainable development is ruled out.</u> <p><u>9.27 Policy SC/4: 'Meeting Community Needs' in South Cambridgeshire's 2018 Local Plan requires that all housing developments should include or contribute to the provision of the services and facilities necessary to meet the needs of the development. The types of services and facilities referred to include primary and secondary schools, meeting places, health facilities, libraries, sports facilities, commercial facilities important to community life including childcare nurseries, local shops, restaurants and cafes and public houses, provision for faith groups, provision of burials and provision for waste and recycling.</u></p> <p><u>9.28 Policy TI/8: 'Infrastructure and New Developments' in South Cambridgeshire's 2018 Local Plan states that planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme</u></p>	

No.	Para.	Change	Reason for Change
		<p><u>acceptable in planning terms. This includes securing financial contributions towards the delivery of infrastructure. The types of infrastructure referred to include affordable housing, education, health care, public open space, sports and recreation facilities, improvements for pedestrians, cyclists, equestrians, highways, and public and community transport, other community facilities, landscaping and biodiversity, drainage and flood prevention, waste management, arts and cultural provision, community development workers and youth workers, utilities and telecommunications and preservation or enhancement of the historic landscape or town scape.</u></p> <p>Amend policy as follows:</p> <p>Policy S&GS 16: Delivering community infrastructure priorities alongside new development</p> <p>1. All development proposals in the Plan area should contribute towards infrastructure priorities where it is necessary to make the development acceptable and where directly, fairly and reasonably related in scale and kind to the development.</p> <p>2. The provision of new and improved community infrastructure will depend on the location and specific impacts of individual development proposals, and should take account of changing infrastructure needs of our ageing population as well as the following local priorities:</p> <p><u>Open space</u> Play space:</p> <ul style="list-style-type: none"> • a need to address the existing deficiency in informal open space, in particular in the north of the settled area • a need to address existing deficiencies in available play space • <u>a need to improve access (via active travel routes) to natural green space in the surrounding countryside as set out in Policy S&GS 20 'Protecting and improving routes into our countryside'</u> • <u>as the population grows, a need to provide improved provision in terms of quality and quantity in recreational space, including associated infrastructure such as public toilets.</u> <p><u>Education:</u></p> <ul style="list-style-type: none"> • <u>a need to address existing shortfalls in early years places</u> • <u>a need to address existing projected shortfalls in primary school capacity at the Great and Little Shelford primary school</u> 	

No.	Para.	Change	Reason for Change
		<p><u>Other:</u></p> <ul style="list-style-type: none"> • <u>delivery of active travel priorities as set out in Policy S&GS 18</u> • <u>maintaining and modernising existing community meeting spaces (including the Memorial Hall) so they are fit for purpose in meeting needs during the plan period.</u> <p><u>3. Development proposals will not be supported where the community infrastructure necessary (such as sufficient capacity at primary schools) to support the development is not in place or planned to be provided as part of the development proposals.</u></p> <p>Post policy text:</p> <p><u>Relevant policies from South Cambridgeshire's 2018 Local Plan</u></p> <ul style="list-style-type: none"> • <u>Policy TI/8: Infrastructure and New Developments</u> • <u>Policy SC/4: Meeting Community Needs</u> <p><u>Also relevant:</u></p> <ul style="list-style-type: none"> • <u>Policy S&GS 18: Facilitating active travel in Stapleford and Great Shelford</u> • <u>Policy S&GS 20: Protecting and improving routes into our countryside</u> 	
		Policy S&GS 17: Facilitating active travel in Stapleford and Great Shelford	
63	Policy number	Renumber to S&GS 18	To update plan post Reg 14.
64	Paragraph 10.14	<p>Amend as follows:</p> <p>Improving the existing network <u>infrastructure</u> for non-motorised users <u>of the active travel network</u></p> <p>To incentivise active travel, it is important that <u>adequate infrastructure is in place to support users of the active travel network. This includes ensuring</u> the condition of roads, pavement surfaces and designated cycle routes are maintained to a high standard. For example:</p>	In response to comments received at Reg 14 from S1, S14

No.	Para.	Change	Reason for Change
		<ul style="list-style-type: none"> • when cycling on the road, cyclists are mostly confined to the road edge where cracks and uneven surfaces (which are extremely common within the Plan area) present additional challenges <u>to cyclists</u> on top of the ongoing need to negotiate personal safety in relation to moving traffic. A recent report¹² by the Office for Road and Rail showed that the condition of road surfaces in the East region (which includes Cambridgeshire) is consistently lower than in the rest of England, whilst Cambridgeshire had the highest number of potholes of any county in the UK in 2020, according to a Freedom of Information request by MoneySuperMarket • cycle lanes must be sufficiently wide to avoid conflict with other users and maintain a safe distance from moving traffic. Appropriate widths will depend on the location and type of infrastructure being provided. See Cycle Infrastructure Design, Local Transport Note 1/20 (Department for Transport) for further guidance. As an example, a one way cycle route should be a minimum width of 2m • people dependent on mobility aids, such as a mobility scooters, are unlikely to make their journeys if pavement widths are insufficiently wide and safe crossing points are too few and far between. <u>The same applies if pavement surfaces are cracked or uneven.</u> • the DNA Path is identified as in need of upgrading to improve its surface, lighting and wider segregation between cyclists and pedestrians • <u>providing new secure and safe cycling parking facilities at key destinations.</u> 	
65	Policy wording	<p>Amend the policy wording as follows:</p> <p>“Policy S&GS 17: Facilitating active travel in Stapleford and Great Shelford</p> <p>1. All development proposals will be expected to incorporate safe and attractive walking and cycling routes on sites <u>(as appropriate and proportionate to nature and scale of the proposed development)</u> and take opportunities to connect to the wider public rights of way, walking and cycling routes in the Plan area. Design code CN.02 Connected Streets in the S&GS DG&C 2023 should be complied with.</p>	Reg 14 comment from S1

No.	Para.	Change	Reason for Change
		<p>2. Where development proposals generate new movement of residents, workers, shoppers, etc, they will also be expected to take every available opportunity to improve connectivity across the wider neighbourhood through the provision of or <u>through contributions (any planning obligations would need to meet the national tests set out in paragraph 57 to the NPPF 2023)</u> towards improved or new active travel links <u>or active travel infrastructure (such as cycle parking provision in at key village locations)</u>. With respect to this, the active travel projects shown on Map 13 and described in the supporting text to the policy should be prioritised.</p> <p>3. Development proposals which result in decreased pedestrian connectivity between residential areas and shops and services (including schools) or which fail to utilise opportunities to provide new connections will not be supported.</p>	
66	Post policy S&GS 17	<p>Add <i>“Relevant policies from South Cambridgeshire’s 2018 Local Plan</i></p> <ul style="list-style-type: none"> • Policy CC/1: Mitigation and adaptation to climate change • Policy HQ/1: Design principles • Policy T1/2: Planning for Sustainable Travel 	Reg 14 comment from S1
		<p>Policy S&GS 18: Managing the impacts of new development in the Plan area with respect to the movement of people and vehicles.</p>	
67	Policy numbering	Renumber to Policy S&GS 19	To update following Reg 14
68	Paragraph 10.30	<p>Correct the info on trains:</p> <p>“ 10.30 Shelford level crossing lies at the transition of Station Road/Hinton Way in the ‘centre south’ of the Plan area. It is crossed every day by approx. 150 passenger and freight trains (www.networkrail.co.uk/communities/safety-in-the-community/level-crossing-safety/active-level-crossings/) operating between London Liverpool St and Cambridge North/Ely, Stansted Airport and Norwich, and cross-country trains between Stansted Airport and Birmingham New Street. In addition to multiple through-trains, <u>there are typically hourly trains in each direction off-</u></p>	In response to Reg 14 comment from R99

No.	Para.	Change	Reason for Change
		peak and half hourly at peak times.” two stopping trains per hour at off-peak times and four per hour at peak times.	
69	Policy S&GS 18	<p>Policy S&GS 18: Managing the impacts of new development in the Plan area with respect to the movement of people and vehicles</p> <p><u>1. When assessing development proposals, particular attention will be paid to the transport impact of proposals on existing congestion key points:</u></p> <ul style="list-style-type: none"> • <u>Location 1: Shelford level crossing</u> • <u>Location 2: Granhams Road level crossing</u> • <u>Location 3: Junction of A1301/Granhams Road</u> • <u>Location 4: Great and Little Shelford CofE Primary School (Church Street)</u> • <u>Location 5: Woollards Lane and High Street shops, Great Shelford</u> • <u>Location 6: Stapleford Community Primary School (Bar Lane)</u> <p>2. Proposals for major development (see glossary) in the Plan area that are likely to trigger significant traffic movements will be required to be supported by highways information including, where applicable, a transport assessment which predicts the level and impact of increased traffic movements during both the construction and operation phases.</p> <p>3. All development proposals that are likely to exacerbate existing problems relating to traffic volumes and traffic congestion (i.e. by generating noticeable increases in traffic movements or by increasing demand for on-street parking or causing obstructions to flowing traffic) in the Plan area will be expected to be accompanied by local highways and environmental information which details:</p> <ul style="list-style-type: none"> • adverse impacts in terms of type (e.g. road safety, environmental (noise, dust, air pollution)) and who or what is impacted (e.g. people, active travellers using pavements or cycle routes, the natural environment) 	Editing change

No.	Para.	Change	Reason for Change
71	Policy numbering	Renumber to S&GS 20	To update following Reg 14 consultation
72	Supporting text	<p>Insert a new sub title after paragraph 11.18 to read <u>“Aspirational new and improved routes yet to secure in principle”</u> and add following text:</p> <p><u>“The above routes have been agreed in principle following community engagement as well as engagement with applicable landowners. There are, however, further routes that the community would like to see delivered. These have been identified as part of community engagement work and are supported by the two Parish Councils. Liaison work has taken place with landowners on some of these routes but agreement in principle is yet to be secured. During the plan period, the community’s aspirations with respect to delivering these and other countryside route improvements may become relevant, so they are described in Table X and mapped in Appendix 9 to this plan.</u></p> <p><u>The first four of these routes were included in the ‘Mid-term community consultation’ in 2023 and received support from residents. The final two emerged in residents’ free-text comments on the latter and in residents’ feedback on the Reg. 14 version of the draft NP. Routes 1, 5 and 6, which would provide new links to Magog Down, were additionally supported by Magog Trust in its Reg. 14 Consultation comments.</u></p> <p>Insert the table that appears at the bottom of this schedule of changes</p> <p>Delete: Because the aspired to route will appear in this new list, delete paragraph 11.17 (Draft Track SE off Haverhill Road”</p>	In response to Reg 14 comments from various residents and stakeholders.
73	Supporting text	<p>Insert a new paragraph after 11.18 as follows:</p> <p><u>Where a new rural route is being delivered, the choice of surface should be suitable for meeting the needs of the users, be sustainable (with respect to carbon life cycle emissions and durability) and appropriate to the rural context of the Plan area. Wherever feasible, new rural routes should be of at least bridleway status and ideally restricted byway status. This will provide amenity to as</u></p>	In response to Reg 14 comments from S14

No.	Para.	Change	Reason for Change
		many users as possible. Guidance on suitable surfaces can be found at www.bhs.org.uk/go-riding/access-and-bridleways-advice/	
74		<p>Policy S&GS 19: Protecting and improving routes into our countryside</p> <p>1. The Public Rights of Way network shown on Map 14 and the permissive routes in the parish are valued for providing important outdoor recreational opportunities and will be protected or enhanced.</p> <p>2. Proposals which include new public rights of way, including bridleways in suitable locations, will be viewed favourably where they are otherwise acceptable. Where opportunities arise to create new links, including bridleways, into the existing PRoW network, to upgrade existing permissive paths into public rights of way, or to improve the quality of provision in the existing network, proposals will be expected to do so, having particular regard to aspirations for new routes set out in Map 15.</p> <p><u>3. Where a development proposal involves the creation of a new public right of way, arrangements for the maintenance and funding of the route must be also form part of the consent process.</u></p> <p>3. Development schemes <u>Where necessary to address</u> additional demand is generated <u>from new development</u> (i.e. new homes), <u>major development proposals,</u> will be expected to <u>either provide improvements to the network of public access routes into the open countryside or make financial contributions (subject to Paragraph 57 of the NPPF) towards such improvements. The purpose of the improvements will be to improve access from the village edges for informal recreation, exercise, wildlife enjoyment and countryside relaxation.</u> contribute (subject to Paragraph 57 of the NPPF) to the provision of improved public access routes into the open countryside, providing access from village edges for informal recreation, exercise, wildlife enjoyment and countryside relaxation.</p> <p><u>4. Development proposals that result in reducing provision (in terms of quality or quantity) of rural routes accessible to non-motorised users will not be supported.</u></p>	In response to Reg 14 comment from S1

No.	Para.	Change	Reason for Change
		<u>5. Where improvements are being agreed as part of complying with this policy, regard should be had to the needs and safety of all non-motorised users of the network.</u>	
75	Map 15	<ul style="list-style-type: none"> Item “Jenny’s Path” in key to be replaced with “extensions to Jenny’s Path” Remove item “Drift Track SE off Haverhill Road” from key and map 	<p>Correct error</p> <p>To reflect agreement could not be secured from landowner</p>
		Policy S&GS 20	
76	Paragraphs 11.22 and paragraph 11.24	Replace references to CS/5 Countryside Enhancement area with CSF/5 Countryside Enhancement Area	Correct error
77	Paragraph 11.25, pg 124	Amend footnote 13 “Since 2008, access to Wandlebury Country Park from Cambridge has been provided <u>for some users.</u> “	Reg 14 response from S14
78	Policy S&GS 20	<p>Amend as follows</p> <p>Policy S&GS 20: Delivering Stapleford and Great Shelford’s Improved Landscape Area</p> <p>For development proposals coming forward in or otherwise impacting upon the Stapleford and Great Shelford Improved Landscape Area, opportunities will be sought to implement the countryside enhancement measures described in the supporting text to this policy and shown on Map 16.</p> <p>Financial contributions towards these initiatives will be sought where Where necessary to protect and enhance the landscape setting to both the rural villages and the historic City of</p>	Reg 14 response from S1

No.	Para.	Change	Reason for Change
		Cambridge and where directly, fairly and reasonably related in scale and kind to the development, financial contributions towards these initiatives will be sought.	
79	Text after policy box	<p>Add Community Infrastructure policies to list of applicable NP policies and update the number</p> <p><i>Other applicable NP policies</i></p> <ul style="list-style-type: none"> • Policy S&GS 1112: Protecting and enhancing Stapleford and Great Shelford's landscape character • <u>Policy S&GS 17: Delivering community infrastructure priorities alongside new development</u> 	Provide clarity
		Chapter 12	
80	12.5	<p>Insert a new section "<u>Mechanisms for reviewing planning applications and monitoring decisions</u>"</p> <p>Insert a new section "<u>Delivering aspirations set out in this Plan</u>"</p> <p>List project and status of project plus applicable S&GS policy</p> <p>Insert a new section "<u>Annual reporting</u>"</p>	As committed to in Reg 14 plan
		Appendix 5	
81	Maps 19 and 20	Replace maps with maps taken from the full report. See below.	Clearer maps
82		Appendix 7	
	Appendix 7, view B	Replace 'scanning SWS to NE...' with 'scanning WSW to ENE'	Redoing view arrows makes directions clearer to gauge

No.	Para.	Change	Reason for Change
	Appendix 7, view E	Amend 3 rd bullet point to read 'Mature boundary hedgerows largely obscure development...'	As above
	Appendix 7, view H	Amend description to 'looking SW to WSW over pasture...' [i.e. cut 'to WSW']	As above
	Appendix 7, H and I	The text boxes for view H and view I need to be swapped over. Leave the photos as they are.	Descriptions of views H and I have got muddled up.
	Appendix 7, view K	Amend 'Vantage point: DNA Path next to bridge over railway, Gt Shelford'	Redoing view arrows makes directions clearer to gauge
	Appendix 7, view N	Amend 'Description: scanning SE to SW, taking in...'	As above
	Appendix 7, O	<p>Delete all and replace with:</p> <p>Vantage point: high point (>40m OD) of new countryside park between Haverhill Rd and Hinton Way</p> <p>Description: panoramic long distance views over countryside towards Linton in the far SE; over the development framework of the Plan area towards high land south of the A505 in the SW; and towards the woodlands of White Hill in the NW</p> <p>Key contributing features to sense of place:</p> <ul style="list-style-type: none"> Elevated 180° views across the development framework to high land well beyond the Plan area A 'landmark viewpoint' (cf. Appeal decision, Reference: APP/W0530/W/21/3280395), giving a new publicly accessible perspective from high ground 	<p>It transpires that the original viewpoint O is just outside the NP area so must be culled from the NP. O is now the 'new' view from the new countryside park off Haverhill Rd which was previously missing from our map</p> <p>A new photo will need to be supplied</p>

No.	Para.	Change	Reason for Change
		<ul style="list-style-type: none"> • Illustrates the connection between the villages and the surrounding S. Cambs. countryside • Strong sense of topographic variation from rolling chalk hills to clay lowlands, woodland, arable land and settlement 	
	Appendix 7, view P	Amend 'Description: scanning NNW to ESE...'	Redoing view arrows makes directions clearer to gauge
	Appendix 7, view R	Amend 'Description: scanning NE to SE...'	As above
	Appendix 7, view T	Amend 'Description: scanning NW to NE...'	As above
	Appendix 7, view U	Amend 'Description: scanning NW to NE over open arable land, towards Hinton Way rear gardens, trees at Clark's Hill, new countryside park and Fox Hill beyond'	As above
	Appendix 7, view V	<ol style="list-style-type: none"> 1. Amend 'Description: scanning NE to SSE, taking in Little Trees Hill at Magog Down, open arable land, a copse on the skyline, Linton water tower and high land south of the A505' 2. Amend bullet point 'Locally iconic copse on skyline to E, the former site of a windmill which adorns the village sign and primary school insignia' 	As above
	Appendix 7, view X	Replace 2 nd bullet point with 'As of 2024, Stapleford Granary has started making part of the meadows open to the public'	As above
	Appendix 7, view Z	Add to description '...the 'black barn' and surrounding open arable fields, towards wooded high ground around Linton'	As above

No.	Para.	Change	Reason for Change
	Appendix 7, view Z	Expand description to 'Description: 360°... Magog Down to N, wooded high ground around Linton to E, R. Granta to S, and high point of new countryside park to NW'	As above
	Appendix 7, view Aa	1. Amend description: 'Description: 360° 180° NE-SW panorama over wider countryside, with Sawston to the S views towards high ground south of the A505 to the SW, Stapleford to the W...' 2. Amend first bullet point: 'Elevated panoramic views towards Cambridge, Stapleford, Babraham and Sawston and to high ground far beyond the Plan area'	As above
	Appendix 7, view Bb	Amend 'Description: scanning approx. SW to NNE...'	As above
	Appendix 7, view Cc	Amend 'Description: scanning N to NE, incorporating a 27km view on a clear day...'	As above
83	New Appendix	Insert Appendix 9: This will be a map showing Aspirational new and improved countryside routes yet to secure in principle	
84	Maps	Updating following maps in the Reg 14 NP to improve legibility and update following Reg 14 consultation: Map 3: Character areas prepared by AECOM Map 6: Clay Pit Map 7: Landscape Character areas and type Map 8: Visually important open land	

No.	Para.	Change	Reason for Change
		Map 9: S&GS Important views Map 10: ICF proposed by S&GS Policy 13 Map 11: Local Green Spaces Map 12: Protected Village Amenity Map Map 13: Priorities for maintaining and improving active travel Map 15: Aspirational new and improved countryside routes	

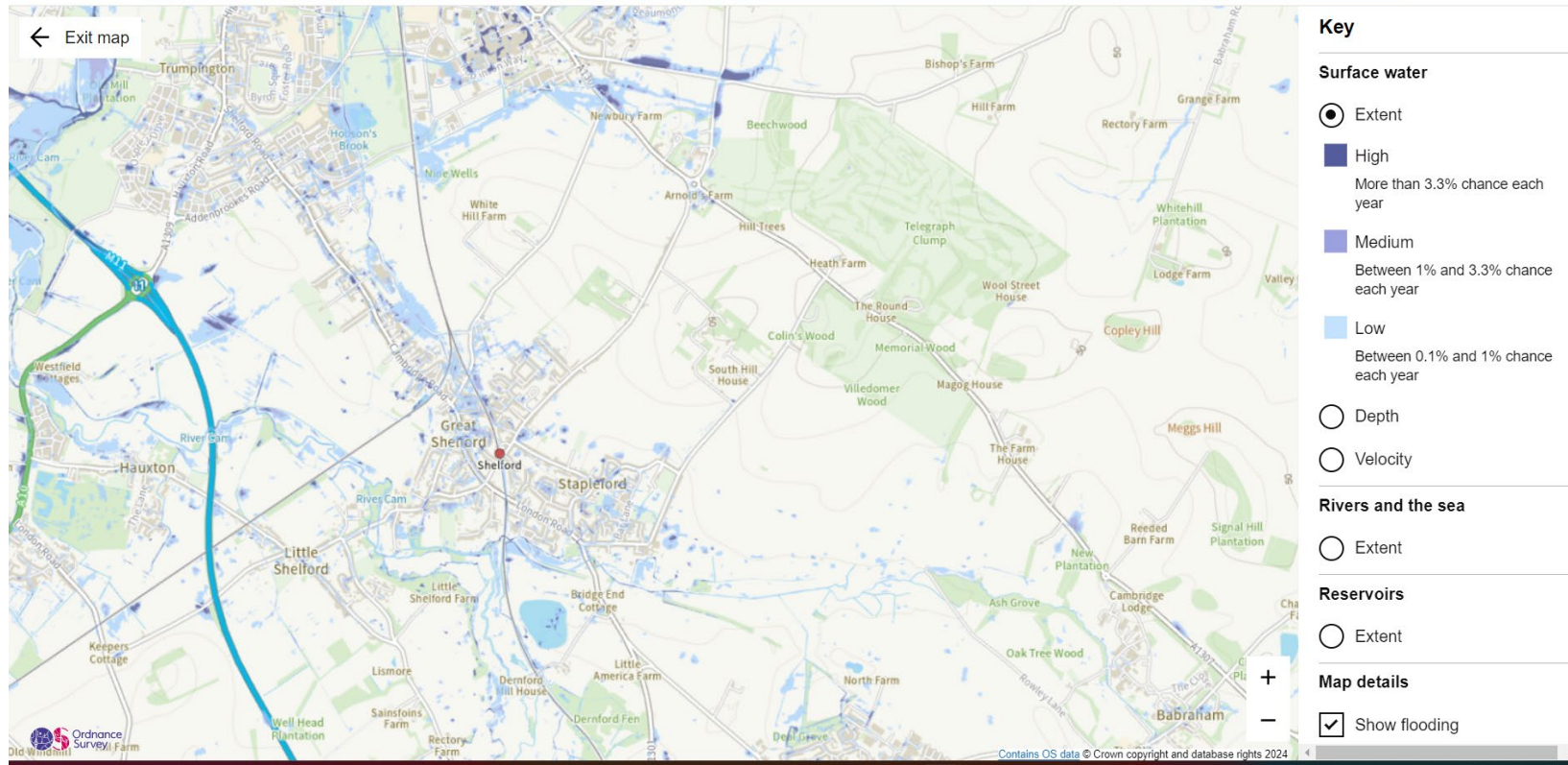


Figure 1: Surface water flood risk in S&GS and surrounding area as per <https://www.gov.uk/check-long-term-flood-risk>

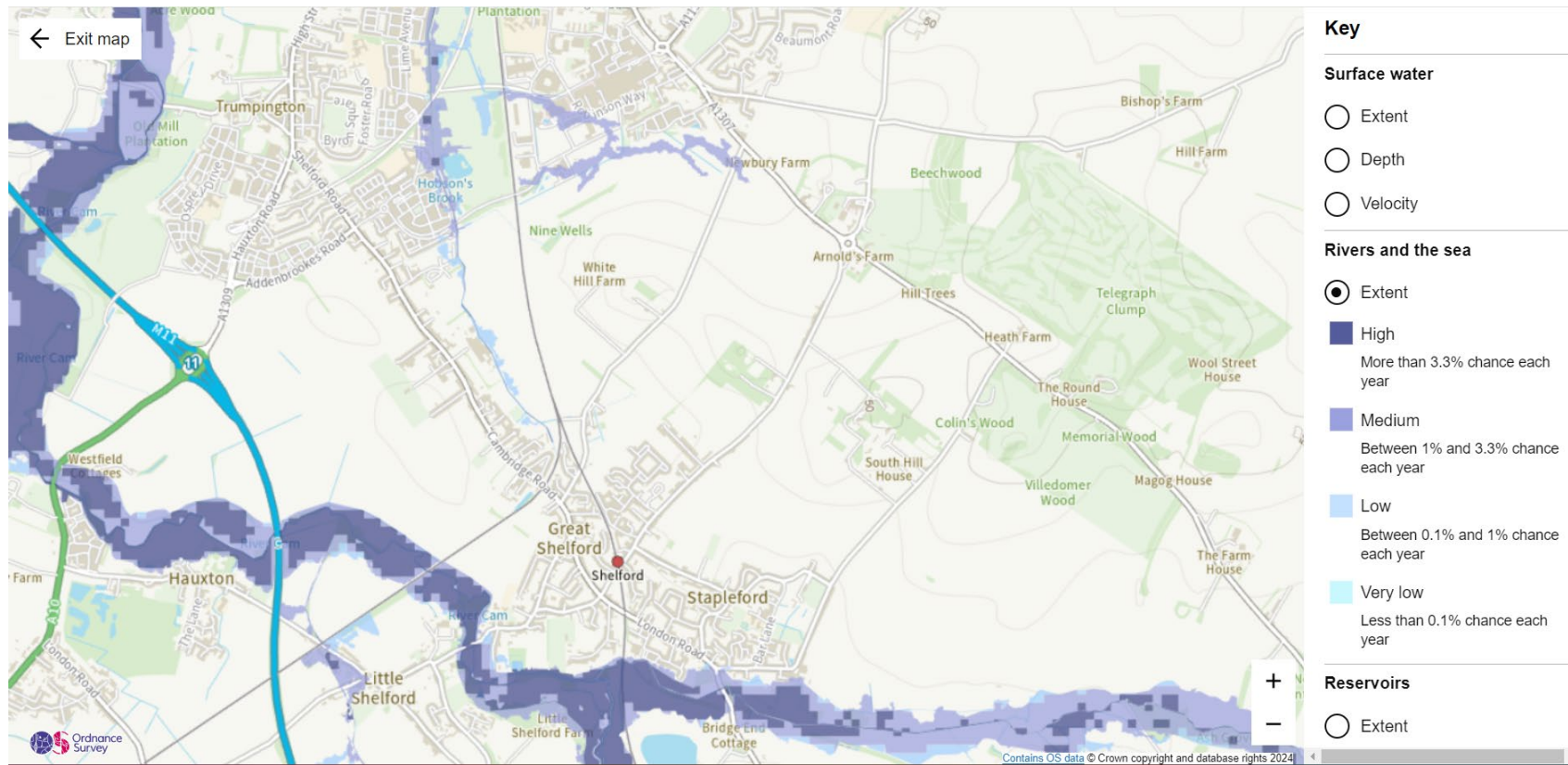


Figure 2: Fluvial flood risk in the S&GS NP area as per <https://www.gov.uk/check-long-term-flood-risk>

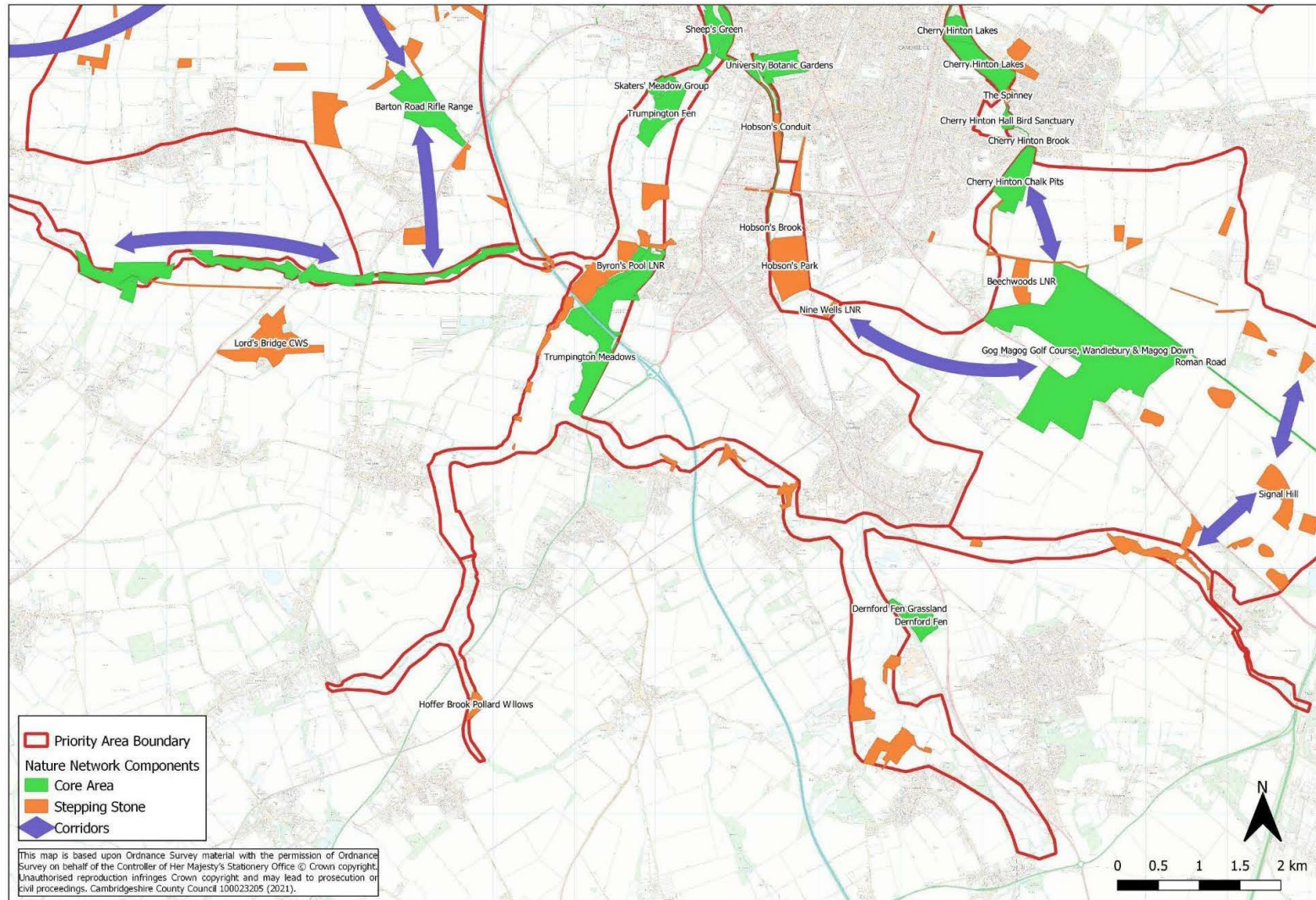


Figure 3: River Cam Corridor South Existing Habitat Network. Cambridge Nature Network Final Report March 2021

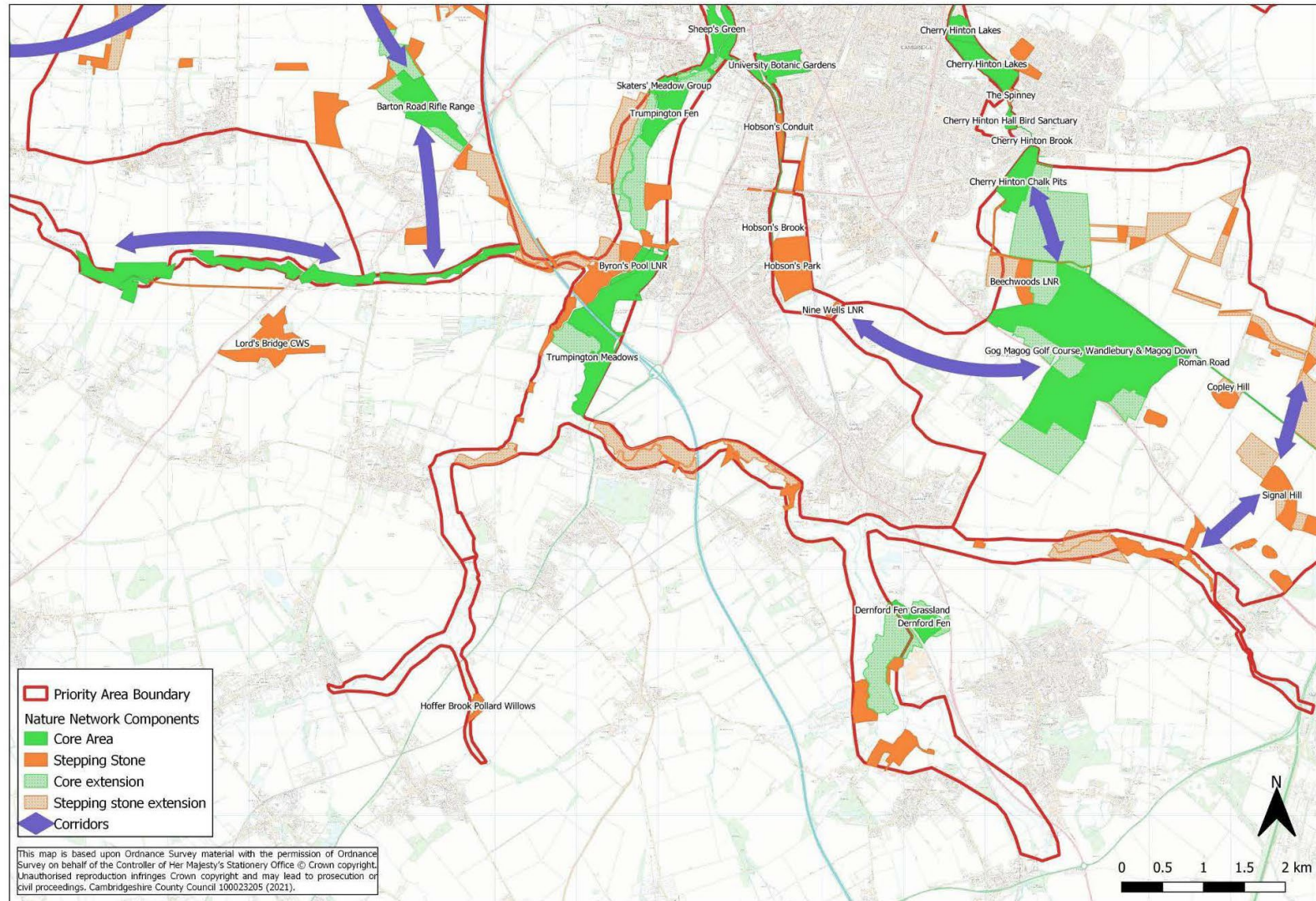


Figure 4: River Cam Corridor South Proposed Habitat Network, Cambridge Nature Network Final Report March 2021

	Nature of improvement	Route description
1	Extension to existing route	Drift Track SE of Haverhill Rd, Stapleford: add a northeasterly spur along the NW-facing side of the existing hedgerow to link with Villedômer Wood at Magog Down. Onward travel could then go N to Wandlebury Country Park or S (as per route 6 below) to link with the track behind Stapleford Granary.
2	Improvements to existing route	Improvements to the existing path looping N around White Hill Farm to create a multi-user route with entry/exit points off Granham's Rd.
3	Extension to existing route	Extension of the existing path SE from Granham's Rd, initially following the parish boundary before crossing Hinton Way and onwards to Haverhill Rd near the entrance to Magog Down car park. Onward travel could then link to other routes, Magog Down and Wandlebury Country Park.
4	Improvements to existing route	Safety and multi-user improvements to the route along Wort's Causeway. Onward travel to the SE could connect with the Roman Rd and then to Linton Greenway via existing byways.
5	New connection between existing routes	Link between the track behind Stapleford Granary and Magog Down: starting from close to the bridge over the River Granta by the junction with Rowley Lane, following the field edge and parish boundary to the corner of Vestey Wood at Magog Down. This would link existing permissive routes to create a new circular route and allow onwards travel to Magog Down and Wandlebury Country Park.
6	Re-establishment of former route to connect two existing routes	Link between the track behind Stapleford Granary and the Drift Track extending SE from Haverhill Rd: there was previously an unofficial path along planting boundaries from near the black barn behind Stapleford Granary to the Drift Track off Haverhill Road. Reinstated, it would provide a short circular route from the village, and a link to Magog Down and onwards from there via route 1 above.

Table X: Aspirational new and improved countryside routes yet to secure in principle

Update to Reg 14 SWOT - An overview of the Plan area's strengths, weaknesses, opportunities and threats

- 1.1 The NP steering group used feedback from early engagement work alongside other evidence to build an initial consensus on the strengths, weaknesses, opportunities and threats to the Plan area. This was updated in September 2024 in light of a) comments received during Regulation 14 consultation b), government plans for a substantial expansion of Cambridge's biomedical and housing sectors, and c) continued evolution of major infrastructure projects affecting the Plan area.
- 1.2 Strengths:
- the Plan area is an attractive location ~~with a strong sense of identity~~ within relatively close proximity of Cambridge City
 - village character: both villages have a strong rural setting surrounded by open countryside with green infrastructure, such as the River Granta in Great Shelford, also featuring in within the built environment. ~~In comparison, Stapleford has a more rural and quieter feel~~
 - the Cambridge green belt: the designation serves as a cultural barrier between the Plan area and Cambridge, and as a physical break between the two villages
 - new play facilities for younger children at Great Shelford and Stapleford recreation grounds
 - a choice of active travel options
 - rich with biodiversity assets
 - rich with heritage assets.
- 1.3 Weaknesses:
- ~~erosion of the boundary between Greater Cambridge and the villages by development~~
 - limited access to the countryside and rivers for pedestrians and other non-motorised users
 - poor parking provision in central locations, leading to on-road and often dangerous and illegal parking
 - traffic congestion in central locations, partly due to lack of parking provision but also to the expansion of nearby villages generating more through-traffic
 - high cost of open market housing and consequently a high level of need for affordable housing relative to its limited supply
 - shortage of brownfield sites and infill development and a lack of non-green belt development opportunities put the green belt at risk
 - flood risk: some parts of the Plan area are at risk of fluvial and surface water flooding
 - shops and services are limited in provision (e.g. no bank)
 - a lack of outdoor play space in the northern part of the Plan area
 - proximity to M11 and major construction sites creates noise and congestion on smaller trunk roads used as rat runs
 - poor and deteriorating road surfaces and pavements discourage active travel
 - comparative lack of facilities and activities for older children and young adults.
- 1.4 Opportunities:

- new countryside park between Haverhill Road and Hinton Way
- ~~the S&GS NP presents an opportunity to identify and recognise locally important heritage assets that are not nationally listed~~
- the NP presents an opportunity to influence the design and character of new development so it complements the existing rural vernacular
- the NP ~~could~~ can influence new development so that opportunities are taken to both mitigate and adapt to climate change
- better management of on-street parking and congestion, with the two Parish Councils taking a lead on existing local highway improvements and the NP including policy to guide new development: ~~the NP could include policy to guide new development.~~
- landscape enhancements via the Countryside Enhancement Area Policy in South Cambridgeshire's 2018 Local Plan
- Stapleford and Great Shelford Landscape Character Assessment 2019 includes a range of recommendations to protect and enhance landscape character in the Plan area
- growth in employment prospects as the Cambridge Biomedical Campus (CBC) and wider Cambridge economy expands.

1.5

Threats:

- unbalanced demographics if younger adults and those on lower incomes do not have affordable options to live in the Plan area
- housing mix: loss of bungalows through replacements and conversions
- education, leisure and health facilities: currently inadequate to meet the needs of a growing and aging population
- an increase in retirement/care communities (three are under construction in the plan area in 2024 and a fourth is planning to expand) puts pressure on village services without addressing Plan-level need for older persons' housing
- erosion of the boundary between Greater Cambridge and the villages by high-density residential development (e.g. at Trumpington) and expansion of Cambridge Biomedical Campus (CBC)
- release of further green belt land due to ongoing wider development pressures
- loss or erosion of identity, urbanisation of the Plan area and reduction in tranquillity due to large-scale development schemes, including transport infrastructure, close association proximity of CBC ~~with Cambridge Biomedical Campus~~, and coalescence of southern necklace villages with Cambridge
- adverse impact on landscape character and landscape setting of villages if new developments are insensitively designed
- new development failing to take its design cues from existing village architecture and instead drawing on urban schemes in nearby Cambridge
- NP area is in an area of water stress
- as yet undetailed government plans to significantly expand the Cambridge life sciences economy and residential housing in the region (initial plans cited 250,000 homes but have scaled back since then)
- uncertainty around large-scale infrastructure projects, notably East-West Rail and a Cambridge South East Transport scheme to run a busway across green belt in the plan area.