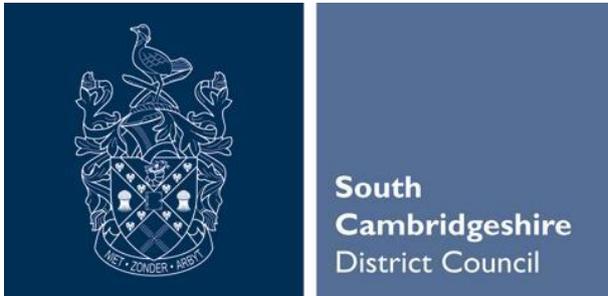


RD/FM/010



Examination into the Soundness of the
South Cambridgeshire Local Plan

Further Proposed Modifications to the South
Cambridgeshire Local Plan

South Cambridgeshire District Council

November 2016

Contents

	Page
Introduction	1
Further Planning Guidance for New Settlements	1
Policy for Waterbeach New Town	3
Policy for New Village at Bourn Airfield	3
Land South of Cambridge Biomedical Campus	5
Gypsy and Traveller and Travelling Showpeople Policies	7
Greater Cambridge City Deal – Monitoring the 1,000 additional homes on rural exception sites	10
Matters arising from Hearing Statements on Promoting Successful Communities and Delivering High Quality Homes	12

	Page
Appendices	
Appendix 1: Schedule of Further Proposed Modifications to the South Cambridgeshire Local Plan 2014	13
Appendix 2: List of Reference Documents	66

Further Proposed Modifications to the South Cambridgeshire Local Plan

Introduction

1. At its meeting of 17 November 2016¹, South Cambridgeshire District Council agreed that Proposed Modifications be submitted to the Inspectors examining the South Cambridgeshire Local Plan regarding the following:
 - Further Planning Guidance for New Settlements
 - Policy for Waterbeach New Town
 - Policy for New Village at Bourn Airfield
 - Land South of Cambridge Biomedical Campus
 - Gypsy and Traveller and Travelling Showpeople Policies
 - Greater Cambridge City Deal – monitoring the 1,000 additional homes on rural exception sites
 - Issues arising from Hearing Statements for Successful Communities and High Quality Housing matters.
2. For each issue, Proposed Modifications to the Submitted Local Plan 2014 are identified in **Appendix 1**. These were also subject to Sustainability Appraisal (SA) Screening, which does not identify any significant changes to the SA carried out during the plan making process - *Sustainability Appraisal Screening (RD/FM/012)*.
3. The Council notes that at this stage in the examination process modifications can only be put forward as recommendations to the Inspectors for their consideration through the examination hearings and as they prepare their report on the Examination. If the Inspectors consider that such modifications are necessary to make the plan sound, they will be published for consultation at a later stage in the Examination process, which is expected to be after the hearings have been held.
4. Consideration of these Modifications was supported by a number of new evidence documents. These are listed in **Appendix 2** of this document, and included in the Examination Reference Documents Library.
5. The following sections provide a description of these modifications, and are drawn from the Portfolio Holder / Council report.

Further Planning Guidance for New Settlements

6. The Submitted Local Plan includes allocations for new settlements north of Waterbeach and at Bourn Airfield. Policies SS/5 and SS/6 respectively identify land for the new developments and set out the parameters and principles to which the developments at Waterbeach and at Bourn Airfield are required to adhere.
7. The policies allocating the sites each say (at paragraph 6 in both policies) that Area Action Plans (AAPs) will be prepared to guide the development of the sites. This is

¹ South Cambridgeshire District Council Meeting 17 November 2016 - South Cambridgeshire Local Plan Update (RD/CR/670)

also the position set out in the Council's current Local Development Scheme. The intention was that the AAPs would establish the built area of the settlement within the Major Development Site, and address a range of issues including those listed in the policies.

8. The Council has obtained legal advice regarding the status of the proposed AAPs, and whether they remain the most appropriate and legally correct approach to providing further planning guidance for these major proposals. In recent years there has been extensive consideration of this matter by the Courts, which has clarified the legal definition of AAPs and SPDs, and that the matters intended to be included in the second tier planning documents pursuant to each of the two policies properly fall within the definition of an SPD in the local plan regulations. The advice to the Council from its legal advisor is that, as such, the documents the Council intends to prepare pursuant to policies SS/5: Waterbeach New Town and SS/6; New Village at Bourn Airfield, as a matter of law, should appropriately be prepared as SPD rather than as AAP (which now fall under the term "local plan" under the 2012 Regulations). It is therefore considered that these planning documents should be prepared as SPD and not as AAP.
9. In terms of the implications of this change, there are significant differences between an AAP and an SPD in terms of the time they take to prepare and the resources involved. An AAP would require a similar process to the Local Plan, with issues and options consultation, proposed submission consultation, and an Examination. The current Local Development Scheme anticipates a two year process between the issues and options consultation and adoption. An SPD is a significantly shorter process, albeit one that retains significant public and member participation. Once a document is drafted, the process of consultation and adoption could be achieved in around six months. This could have benefits when considering the delivery of sites to meet the development needs of the Cambridge area, and in order that sites can contribute to the rolling five year land supply requirement as soon as possible. The SPD process would also involve a reduction in preparation costs.
10. In this context it is relevant to note that the promoters of both new settlements have advised that because of the delays to the Local Plan process, they are considering submitting planning applications to bring forward sites sooner than had been anticipated for either site when the Local Plan was drafted and submitted. It will be for the Council to carefully determine an appropriate timescale for commencing preparation of the SPD, including whether, as a consequence of pending or submitted planning applications, is appropriate to start work on either SPD ahead of the Inspectors reaching a view on the Local Plan. It would not however be expected that any SPD would be adopted until the Local Plan is adopted. The weight afforded to an emerging SPD would nevertheless increase as it moved through the process towards adoption.
11. Members agreed Modifications be proposed to Policies SS/5 and SS/6, replacing references to Area Action Plans with references to production of Supplementary Planning Documents and making other consequential wording changes to the policies and supporting text.

Policy for Waterbeach New Town

12. The proposed modification to change from an AAP to an SPD to provide further planning guidance results in the need for some further modifications to Policy SS/5. These include the inclusion of the word 'approximately' ahead of the dwelling range of '8,000 to 9,000' in order to provide flexibility for the SPD (or an application) to determine the most appropriate quantum through more detailed evidence and an impact assessment process. Both site promoters have put forward representations that the new town could comprise around 10,000 homes. The Local Planning Authority is not in a position to reach a conclusion on the capacity at this stage and further wording changes are proposed to ensure that the final number is the result of a design-led approach to ensure the delivery of a sustainable new settlement.
13. Other changes to the policy include:
 - Amendments to part 2 to clarify the vision for the new town,
 - Revised text concerning the connections between Waterbeach village and the new town,
 - Removal of references to separation from the village by Green Belt to reflect recent appeal decisions, but continuing to include need for the new settlement to be designed to maintain village identity,
 - An amendment to the village separation policy wording at part 3 and paragraph 3.37,
 - Reference to types of open space that could be included in Green Infrastructure within the strategic site boundary,
 - Additional requirement for the production of an Economic Development Strategy to be produced for the town,
 - Amendments to ensure both noise and odour issues are appropriately addressed,
 - Additional requirement to deliver a comprehensive movement network for the whole town which encourages sustainable modes of travel,
 - Additional requirements regarding phasing, and the delivery of services to serve individual phases as well as the town as a whole,
 - A statement of the key matters to be included in the proposed SPD.

Policy for Bourn Airfield New Village

14. The proposed modification to change from an AAP to an SPD to provide further planning guidance results in the need for some further modifications to Policy SS/6 similar to those for policy SS/5 Waterbeach. The most significant change concerns the boundary of the Major Development Site, which is considered below, other changes include:
 - Reference to the types of open space that could be included in Green Infrastructure within the strategic site boundary,
 - Clarification regarding site access. The submitted policy states at paragraph 6z that access would be to the north east and north-west of the site. The modification clarifies that the north-west access would involve the northern

end of Bourn Broadway, with measures to discourage southern traffic movements,

- Additional requirement for the production of an Economic Development Strategy to be produced for the village,
- Amendments to ensure the provision of Strategic Landscaping within and beyond the Major Development Site,
- Additional requirement to deliver a comprehensive movement network for the whole village which encourages sustainable modes of travel,
- Additional requirements regarding phasing, and the delivery of services to serve individual phases as well as the village as a whole,
- A statement of the key matters to be included in the proposed SPD.

15. The site promoters asked the Council to consider a number of revisions to the eastern boundary of the Major Development Site included in the submitted Local Plan. They have undertaken a range of design-led work since the plan was submitted and have provided a document to the Council that sets out a number of parcels of land where they consider the Major Development Site boundary could be extended to make better use of this brownfield site, enable the creation of a more sustainable and better designed place and maintain an appropriate relationship with Highfields Caldecote - *Additional Evidence Relating to Bourn Airfield New Settlement Major Development Site Boundary (RD/FM/013)*.
16. The Council reviewed the potential boundary changes, and broken them down into a number of parcels in order to consider the merits of each parcel - *Council's Assessment of Additional Evidence Relating to Bourn Airfield New Settlement Major Development Site Boundary (RD/FM/014)*.
17. Overall conclusions are that the proposals would contribute positively to the policy objectives for the site set out in the submitted plan and therefore to the soundness of the plan.
18. At their meeting of 8 November the Planning Portfolio Holder proposed a refinement to the proposals for consideration by Council on 17 November 2016. Council agreed changes are proposed to the Bourn Airfield new village Major Development Site boundary in respect of parcels 1, 2, 4 and 5 only, and that parcel 3 be rejected, with parcel 4 included subject to additional wording to be included in Policy SS/6 paragraph 7b of the schedule in **Appendix 1** relating to boundary treatment being considered further by the Portfolio Holder.
19. A map of the Proposed Modification to the boundary is included in Appendix 1.

Please Note: A further report will be considered by the Planning Portfolio Holder at the meeting on 13 December 2013 to consider additional wording relating to boundary treatment south of the existing employment area (Policy SS/6 paragraph 7b).

Land South of Cambridge Biomedical Campus

20. The Green Belt Study commissioned by the Councils and published in November 2015 identified an area of land south of Cambridge Biomedical Campus (CBC) as having potential for development “without significant long-term harm to Green Belt purposes”.
21. The land south of Cambridge Biomedical Campus lies within South Cambridgeshire’s administrative area and is directly adjacent to the Phase 2 land for the Cambridge Biomedical Campus lying within Cambridge City Council’s area. The site was subject to assessment and sustainability appraisal as part of the additional work in 2015, and identified as a potential employment allocation, providing an opportunity to allocate land for an extension to the Cambridge Biomedical Campus to provide for further high quality biomedical development on the edge of Cambridge with its locational benefits, without causing significant harm to the purposes of the Cambridge Green Belt. The site was subject to public consultation between December 2015 and January 2016², as a provisional modification to allow time for further investigation of its suitability.
22. The Council’s position, as set out in evidence documents supporting the Local Plan, is that the need for jobs can comprise exceptional circumstances justifying a review of the Green Belt so far as this would not cause significant harm to Green Belt purposes. The Council considers that there is no overall shortage of employment land within South Cambridgeshire during the plan period for high-tech and research and development companies and organisations, when taking account of planning permissions and the allocations made in the emerging plan. However, the findings of the new Green Belt study demonstrate that this site may be released from the Green Belt and thereby provide an opportunity to allocate land for an extension to the CBC to provide high quality biomedical development on the edge of Cambridge with its locational benefits, without causing significant harm to the purposes of the Cambridge Green Belt. The biomedical centre is an important part of the economic success of the Cambridge area where significant infrastructure investment has already taken place. The allocation would provide flexibility for further expansion of the CBC should this prove necessary during the plan period. There was support from stakeholders, including Cambridge University and the Cambridge Network.
23. The main issues arising from the proposals and consultation responses received are outlined below:
 - The proposed allocation is supported by Cambridge University and other life science stakeholders to allow for the expansion of the CBC which is identified as an international centre of excellence;
 - The proposed allocation is supported by the landowner, Cambridgeshire County Council;
 - Cambridge PPF and the CPRE do not object to its allocation;

² Cambridge and South Cambridgeshire Modifications Consultation Report November 2015 (RD/MC/010)

- Natural England, Cambridge PPF and the Wildlife Trust object to the omission of biodiversity and ecology criteria from the policy and advocate development should achieve no net loss of biodiversity and ideally a net gain through masterplanning and mitigation measures;
 - Objections to the allocation include a petition with 435 signatories that expresses concern about its impacts on Nine Wells Local Nature Reserve, flood risks, possible impacts on water quality and flow, bridleways, traffic, biodiversity impacts and loss of Green Belt.
24. Following consideration of representations Council agreed on 23 March 2016³ that a decision on whether to identify the site as a proposed modification should be deferred, in order to obtain further evidence regarding surface water flood risk, groundwater hydrology (including flow and quality), biodiversity and scope for mitigation and enhancement and transport impacts.
25. Subsequently officers worked with the landowner to secure evidence on these issues. Additional evidence has been supplied which considers the following issues:
- Evidence regarding land south of the Cambridge Biomedical Campus (RD/MC/160)*
Part 1 – covering letter, masterplan and part of the Flood Modelling and Drainage Study
Part 2 – Remainder of the Flood Modelling and Drainage Study including appendices
Part 3 – Final flood modelling appendices and part of the Preliminary Site Access Study
Part 4 – Access study and appendices
Part 5 – Access Study appendices and Landscape Visual Appraisal
Part 6 – Ecological Appraisal and part of the Arboricultural Assessment
Part 7 – Arboricultural Assessment
- Addendum letter to the Ecological Appraisal concerning land south of the CBC (RD/MC/162)*
Farmland bird mitigation RSPB leaflet – wild bird seed (RD/MC/163)
Farmland bird mitigation RSPB leaflet – beetle bank (RD/MC/164)
26. Taken as a whole they represent a level of site knowledge greater than would normally be required to allocate a site for development in a Local Plan, whilst still less than would be required to allow consideration of a planning application for its development.
27. The evidence has been considered in consultation with relevant specialists within the Council, and with the County Council as Lead Flood Management Authority and Local Transport Authority - *Council's Assessment of land South of Cambridge Biomedical Campus, RD/MC/161*).
28. The evidence does not identify any significant deficiencies that would not be capable of being mitigated through an appropriate development proposal or point towards the

³ South Cambridgeshire District Council: Full Council Local Plan Meeting: 23 March 2016 (RD/CR/590)

site not being suitable for allocation in the Local Plan. It is considered that each of the issues identified above are capable of being appropriately addressed.

29. The development of the site would contribute positively to the continued success of life science research in Cambridge and specifically at the Cambridge Biomedical Campus as an international centre of excellence for patient care, biomedical research and healthcare education. The allocation would support its continuing development as such, and as a high quality, legible and sustainable campus and provide flexibility for the expansion of CBC should it be needed during the plan period.
30. Members agreed that the site should be included in the Local Plan, subject to some changes to the policy text responding to the evidence and issues raised during the consultation, including bridleways, footfall impacts, and mitigating the impact of built form on Nine Wells. The Provisional Modification to Policy E/1B (as amended) is proposed for inclusion in the Local Plan in the Further Modifications schedule in **Appendix 1**.

Gypsy and Traveller and Travelling Showpeople Policies

31. The Submitted South Cambridgeshire Local Plan includes policies regarding the provision of sites for Gypsies & Travellers and Travelling Showpeople.
32. In August 2015, a new Planning Policy for Traveller Sites (PPTS) was published by the Government which sets out a new definition for Gypsy & Travellers and Travelling Showpeople. The key change that was made to both definitions was the removal of the term '*persons ... who have ceased to travel permanently*', meaning that those Gypsies and Travellers and Travelling Showpeople who have ceased to travel permanently will not now fall under the definition of a "Gypsy and Traveller" for the purposes of national planning policy.
33. Reflecting the national policy changes, and also the need to update the previous 2011 study, a new Gypsy and Traveller Accommodation Needs Assessment (GTANA) was commissioned, to provide up to date and robust evidence of need - *Cambridgeshire, King's Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment (October 2016) (RD/Strat/221)*.
34. The new GTANA has been produced by Opinion Research Services (ORS), a professional consultancy which undertakes this type of work for local authorities across England and Wales. The study was commissioned by a consortium of eight neighbouring local authorities, covering the administrative areas of Cambridge, South Cambridgeshire, East Cambridgeshire, Huntingdonshire, Peterborough, Kings Lynn & West Norfolk, Forest Heath and St Edmundsbury. It provides an up to date evidence base for the Local Plan.
35. The GTANA has sought to establish the accommodation needs of the Gypsy, Traveller and Travelling Showpeople population in the study area through a combination of desk-based research, stakeholder interviews and engagement with

members of the travelling community living on all known sites. ORS used the results from the survey of travelling communities to identify current need by identifying households on unauthorised developments, those in concealed or overcrowded households, those wishing to move sites, or households on waiting lists for public sites.

36. In response to the change in definition in national planning policy the GTANA sets out three sub-groups of Gypsies and Travellers derived from the survey work and identifies their accommodation needs:

- Households who meet the “Traveller” definition for the purposes of planning:

For South Cambridgeshire a current need of 8 pitches, and a future need of 12 pitches due to population growth from existing eligible households. This gives a need for a total of 20 new pitches over the period 2016 to 2036 (17 in the period to 2031 which is covered by the Local Plan).

The GTANA also considered the supply available to address identified needs. It identified an existing supply of 29 pitches, from 22 vacant and 7 new pitches, and considered this as available supply. The GTANA concludes that the overall level of additional need for those households who meet the planning definition of a Gypsy or Traveller could be met through available sites.

- Unknown Households:

A total of 194 “Unknown” households were identified where an interview was not completed, either due to refusal or because the household was not present during the survey period (despite three attempts to establish contact in each case). The assessment identifies that a theoretical maximum of 68 pitches could be needed from these households. However, as an illustration, if the national average (in the experience of ORS) of 10% of those surveyed meeting the new definition were to be applied, this could be as few as 7 additional pitches.

- Households which do not meet the definition:

82 households were identified that did not meet the planning definition, the assessment indicates a need for 61 pitches to meet current and future need to 2036.

37. The GTANA concluded that there is no identified need to allocate Gypsy and Traveller Transit sites at this time. The consultants suggest that a review of the evidence base relating to unauthorised encampments should be undertaken once there is a new 3 year evidence base following the changes to PPTS in August 2015 including attempts to try and identify whether households on encampments meet the new definition. This will establish whether there is a need for investment in more formal transit sites or emergency stopping places.

38. For Travelling Showpeople who meet the planning definition, the GTANA identified a need of 12 additional plots between 2016 and 2036 (11 plots in the plan period to 2031) arising from concealed households and anticipated population growth at the two existing sites in the district. This is made up of a current need of 7 plots, with 2 additional plots needed within the next 5 years, and 3 need between 2021 and 2036 (2 between 2021 and 2031). There is also a potential need of up to 3 more plots for those in the 'unknown' category.
39. The PPTS requires the Council to maintain a five year land supply of deliverable sites to meet the needs of those meeting the planning definition of Gypsies and Travellers and Travelling Showpeople, and identify sites for years 6 to 10, and where possible for years 11 to 15.
40. The identified need for Gypsies and Traveller sites and current supply means that identifying a supply of further Gypsy and Traveller sites is not required, and does not warrant additional land allocations in the Local Plan.
41. The GTANA identifies a need for 9 additional Travelling Showpeople plots in the next 5 years plus an additional 2 by the end of the plan period. This is beyond current levels of supply. The new need for Travelling Showpeople plots has arisen well into the plan making process and there was no need identified in the previous study. The Showmen's Guild has indicated in the new study that it has been trying to find a yard in the Cambridgeshire area around the A1 or the A14. This reflects that this particular need could be met across a wider area than South Cambridgeshire and that access to the strategic highway network is a key factor.
42. The submitted plan includes Policy H/21 that provides for windfall applications to be considered and determined where a need is demonstrated by the applicant. Policy H/22 sets out design requirements of any proposals. It is considered that the criteria based policy approach is a reasonable, pragmatic and proportionate response to the current situation for the Local Plan, the stage it has reached and the emergence of the need late in the plan examination process. It can provide an appropriate response to any proposals received to address the modest level of identified need.
43. Notwithstanding the approach set out in the submitted Local Plan, discussions are taking place with the Showmen's Guild regarding need and how it could best be addressed. Discussions are also taking place with the Travelling Showmen on the existing sites about their needs. The Council will continue to move forward, in parallel with the local plan process, via discussions the Guild and with neighbouring authorities to identify a site close to the strategic highway network, as the Guild prefer, that is sufficient to meet this modest need together potentially with any need of neighbouring authorities.
44. The assessment acknowledges that it was not possible to determine the travelling status of a number of households of both Gypsies and Travellers and Travelling Showpeople who did not or refused to participate in the survey process, and a proportion of these may meet the definitions provided in the PPTS. The Local Plan

criteria-based policy (Policy H/21) will guide consideration of any planning application proposals for Gypsy and Traveller sites to meet ‘unidentified’ potential need.

45. With regard to those who do not meet the PPTS definition, proposals for development would be considered against the wider policies of the development plan similar to other forms of residential development.
46. The Council will need to propose modifications to the Local Plan Inspectors to reflect the changes to Government guidance and issues arising from the new GTANA.
47. Proposed Modifications have been identified to reflect the changes to Government guidance and issues arising from the new GTANA, in the schedule in **Appendix 1**.
48. Policy H/19 is proposed to be updated to include the level of identified need in the new GTANA, for Gypsy and Traveller pitches and Travelling Showpeople plots. Modifications are proposed to the policies addressing windfall sites (Policy H/21), and policy regarding Gypsy and Traveller sites at large scale new communities and significant major development sites should a need be identified in during the life of the plan (Policy H/20).
49. No specific modification addressing the response to the Travelling Showpeople need is included at this stage but reference is included that modifications will be needed to explain the approach to respond to the identified need but it is considered that these are better drafted nearer to the hearing (which is yet to be programmed) in light of circumstances at that time.

Greater Cambridge City Deal – Monitoring the 1,000 additional homes on rural exception sites

50. As part of the City Deal agreement, the partners committed to “the delivery of an additional 1,000 new homes on rural exception sites” in addition to “the acceleration of delivery of 33,480 homes by 2031”. At the joint Housing hearing in June 2016 (Matter PM1) the Inspector asked the Council to consider modifications to the Local Plan to make clear the approach to monitoring the additional 1,000 homes.
51. On 1 September 2016⁴ the Greater Cambridge City Deal Board agreed the approach to how the 1,000 additional dwellings will be monitored. The Cambridge and South Cambridgeshire Local Plans set a requirement of 33,500 homes for Greater Cambridge, and only once delivery exceeds the level needed to meet the Local Plans requirements can any eligible homes be counted towards the 1,000 additional home commitment. Eligible homes were identified as ‘*all affordable homes (as defined by the National Planning Policy Framework) constructed on rural exception sites, and on sites not allocated for development in the local plans and outside of a defined settlement boundary*’. Eligible homes will be reported to Government as part of monitoring the City Deal and included in the Council’s Annual Monitoring Report. This

⁴ Report to the Greater Cambridge City Deal Board 1 September 2016 regarding Monitoring of 1,000 additional homes on rural exception sites RD/CR/680.

methodology has also been shared with CLG officers who have indicated their acceptance in principle.

52. Proposed modifications are put forward to the Inspectors to ensure that the above approach is appropriately reflected in the Local Plan. They are provided in the schedule in **Appendix 1**.

Matters arising from Hearing Statements on Promoting Successful Communities and Delivering High Quality Homes

53. In responding to Inspectors' issues and questions through the Examination Hearings on Promoting Successful Communities (Matter SC8) and Delivering High Quality Homes (Matter SC5b), a number of potential policy modifications were identified and put forward by officers in the submitted statements, which sufficiently alter the policy position of the plan that they merit consideration by members at this stage. The statements make clear where proposed modifications are subject to consideration by Members.
54. Further detail was provided to Members - *Information on the Proposed Modifications Identified in Examination Statements (RD/FM/011)* and the *Council's evidence on Residential Space Standards (in support of Policy H/11) (RD/H/810)*.
55. Modifications proposed in Appendix 1 are summarised below:
- Policy H/8: Housing Mix in the submitted Local Plan requires 1 in 20 market homes to meet the national Lifetime Homes standard applying at the time the plan was submitted. The Written Ministerial Statement dated 25 March 2015 and National Planning Practice Guidance makes clear that if access standard policies are to be included in Local Plans there must be evidence of need, of viability, and be limited to application of Requirement M4 (2) (accessible and adaptable dwellings), and/or M4 (3) (Wheelchair user dwellings) standards only of the Building Regulations 2015. Accessible and adaptable dwellings are similar to the previous Lifetime Homes standard. Evidence continues to demonstrate a need for accessible dwellings, therefore a modification is proposed to require that 5% of homes in a development should be built to the accessible and adaptable dwellings M4(2) standard.
 - A modification is proposed to Policy H/10: Rural Exception Site Affordable Housing as the current wording is now threatening the local delivery of rural exception site housing developments. Registered Providers are increasingly seeking the inclusion of a Mortgagee in Possession (MIP) clause in order to be able access funds from lenders to finance the development. Such clauses allow as a last resort where a Registered Provider has defaulted on a loan, the lender to gain possession and dispose of the relevant properties on the open market which would conflict with the current policy requirement that provision be made 'in perpetuity'. It is therefore proposed to add to the policy wording that Mortgagee in Possession clauses will be allowed where demonstrated to be necessary to enable development to proceed.

- The Inspector's question asks whether Policy H/10 should allow a more flexible and positive approach to allowing an element of market housing on rural exception sites in order to address housing needs in villages. Paragraph 2 of the policy concerns the issue of when some market housing can be permitted on such sites when justified on viability grounds, which is phrased as a negative policy statement and whilst it provides for an element of market housing on a rural exception site, this is only under specific circumstances. The Council's statement to the examination indicates to the Inspectors that if they have concerns an alternative wording could be considered that would revise paragraph 2 to provide a more positive policy statement about allowing some market housing on rural exception sites that would also allow consideration of site deliverability in planning decision making as indicated in the National Planning Policy Framework. The detail of how viability and deliverability considerations would be taken into account in decision taking can be detailed in a Supplementary Planning Document (SPD).
- Policy H/11: Residential Space Standards sets a requirement for new homes to meet a residential space standard based on the Homes and Communities Agency (HCA) space standards used for affordable homes. In reviewing the implications of the Written Ministerial Statements on the Council's submitted Local Plan in November 2015, the Council concluded that the policy would need to be reviewed and additional work would need to be undertaken including to assess whether there was evidence to justify a policy requiring new homes to meet the national space standard. This evidence has now been prepared (RD/H/810) and demonstrates that it is appropriate to continue to apply space standards. The new national space standards are not significantly different from those proposed by the Council in Policy H/11, usually providing for slightly more floorspace than the now superseded HCA standards and modifications are proposed to reflect these.
- In the Promoting Successful Communities chapter, it is proposed to remove an open space allocation at Swavesey from Policy SC/1: Allocations for Open Space, as a new open space has been identified through a planning application process at Boxworth End. This change is supported by Swavesey Parish Council. It is also proposed to widen the scope of Policy SC/5 regarding hospice provision, to address wider community healthcare facilities.

Appendix 1: Schedule of Further Proposed Modifications to the South Cambridgeshire Local Plan 2014

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

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

Chapter 2: Spatial Strategy

Page	Policy / Paragraph	Modification	Justification
24	Paragraph 2.32	<p>Amend paragraph 2.32 as follows and separate out the last sentence into a new paragraph 2.32a:</p> <p>2.32 The latest <u>Inner Green Belt work</u>Review 2012, undertaken jointly with Cambridge City Council, examined the Green Belt in detail and found a number of small areas on the edge of Cambridge that are not considered of long term importance to Green Belt purposes. Given the level of need for homes and jobs, it is considered that exceptional circumstances exist to justify their release. These comprise a site between Huntingdon Road and Histon Road as an extension to the housing allocation carried forward from the Local Development Framework (Policy SS/2) and a site on Fulbourn Road as an extension to the Peterhouse Technology Park (Policy E/2). <u>The independent Inner Green Belt Review 2015 for both Councils reached the same conclusions about the importance of land on the edge of Cambridge for Cambridge Green Belt purposes with two differences. It concluded that a smaller area adjacent to the Peterhouse Technology Park south of Fulbourn Road could be released from the Cambridge Green Belt. It also identified further opportunity for development on land south of the Cambridge Biomedical Campus whilst avoiding significant harm to Green Belt purposes.</u></p> <p>2.32a In addition, land is released from the Green Belt at Sawston, Impington and Comberton (Policy H/1) to meet the overall need for housing and to provide a flexible and responsive package of sites that will best meet identified needs.</p>	<p>A Modification was agreed by Council in March 2015 (PM/SC/2/G). The text highlighted in grey was identified as a provisional modification, pending a decision regarding the site South of Cambridge Biomedical Campus. Further changes are now proposed to take account of the further evidence received. The combined changes are now proposed as a Modification.</p>

Page	Policy / Paragraph	Modification	Justification
29	Figure 2: Key Diagram for Cambridge and South Cambridgeshire	Amend Figure 2 to add the allocation of a new employment site at Cambridge Biomedical Campus (Policy E/1B) – see attached figure on page 61.	To reflect the proposed new policy allocation E/1B.
30	Paragraph 2.44	Amend paragraph 2.44 to refer to the Cambridge Biomedical Campus site, as follows: 2.44 Cambridge City Council and South Cambridgeshire District Council jointly reached the view on the extent of change on the edge of Cambridge where only revisions to the inner Green Belt boundary are proposed in the Local Plans including a change to the boundary of the site between Huntingdon Road and Histon Road in South Cambridgeshire for housing that would not increase the overall number of homes currently planned but instead provide more room to ensure a high quality development (see Chapter 3 Strategic Sites, Policy SS/2), and an employment allocations for the expansion of Cambridge Biomedical Campus, and south of Fulbourn Road as an extension to Peterhouse Technology Park (see Chapter 8 Promoting a Strong and Competitive Economy, Policy Policies E/1B and E/2).	To reflect the proposed new policy allocation E/1B.
40	After Paragraph 2.70	Add new Paragraph 2.70a to read: <u>2.70a As part of the City Deal agreement, the partners committed to “the delivery of an additional 1,000 new homes on rural exception sites” in addition to “the acceleration of delivery of 33,480 homes by 2031”. The Cambridge and South Cambridgeshire Local Plans set a requirement of 33,500 homes for Greater Cambridge, and therefore only once delivery exceeds the level needed to meet the Local Plan requirements can any eligible homes be counted towards the 1,000 additional home City Deal commitment. On 1 September 2016 the Greater Cambridge City Deal Board agreed that eligible homes to be counted towards the commitment should be identified as “all affordable homes (as defined by the National Planning Policy Framework) constructed on rural exception sites, and on sites not allocated for development in the local plans and outside of a</u>	Effective On 1 September 2016 the Greater Cambridge City Deal Board agreed the approach to monitoring how the 1,000 additional dwellings will be monitored. This is reflected in the new paragraph.

Page	Policy / Paragraph	Modification	Justification
		<u>defined settlement boundary”</u> . Eligible homes will be reported to Government as part of the City Deal process and monitored through the Council’s Annual Monitoring Report.	

Chapter 3 Strategic Sites

Page	Policy / Paragraph	Modification	Justification
60	Figure 6	Amend Figure 6 to add the allocation of a new employment site at Cambridge Biomedical Campus (Policy E/1B) – see figure on page 62	To reflect the proposed new policy allocation E/1B.
63	Policy SS/5: Waterbeach New Town Part 1	Amend wording of part 1 of Policy SS/5 as follows: 1. A new town of approximately 8,000 to 9,000 dwellings and associated uses is proposed on the former Waterbeach Barracks and land to the east and north as shown on the Policies Map. <u>A Supplementary Planning Document (SPD) will be prepared for the new town as addressed at subsection 17 of this policy.</u> The final number of dwellings will be determined <u>through a design-led approach and spatial framework diagram included in the SPD</u> in an Area Action Plan (AAP) having regard to: a. The <u>quantum</u> , location and distribution of development in the town; and b. The land outside the town necessary to maintain <u>Maintaining</u> an appropriate setting for Denny Abbey listed building and scheduled monument.	Positively prepared Consistent with national policy The Council has received legal advice that the second tier planning guidance proposed to be prepared to add further detail to policy SS/5 in law will comprise a Supplementary Planning Document (SPD) rather than an Area Action Plan (AAP). This takes account of considerable advice from the Courts over recent years on the status of these types of planning document, depending on the nature of their content. The Local Plan Regulations

Page	Policy / Paragraph	Modification	Justification
			<p>2012 state that planning document that addresses “any environmental, social, design and economic objectives which are relevant to the attainment of the development and use of land” that is allocated in a local plan will comprise a SPD (regulation 5(1)(a)(iii)).</p> <p>Modifications are proposed to give effect to this advice and a number of consequential policy wording changes also flow from this decision are set out here and below.</p>
63	Policy SS/5: Waterbeach New Town Part 2	<p>Amend wording of part 2 of Policy SS/5 as follows:</p> <p>2. The new town will be developed to high standards of design and layout which draw on its Fen edge location. The new town will be kept separate from Waterbeach village by an extension to the Cambridge Green Belt. <u>will be a sustainable and vibrant new community that is inclusive and diverse with its own distinctive local identity which is founded on best practice urban design principles, drawing on the traditions of fen-edge market towns, which encourages the high quality traditions and innovation that are characteristic of the Cambridge Sub-Region.</u></p>	<p>Consistent with national policy</p> <p>The land at Bannold Road, Waterbeach that was to form a Green Belt extension between Waterbeach village and the new town now has planning permission to be developed for housing following appeal decisions in June 2014 and the proposed Green Belt extension is therefore deleted.</p>

Page	Policy / Paragraph	Modification	Justification
			The AAP would have set out a vision for the new town in a statutory plan. With the change to SPD it is appropriate to set out a vision for the new town in the Local Plan. This draws on the vision for the new town of Northstowe as included in the Northstowe AAP.
63	Policy SS/5: Waterbeach New Town Part 3	Amend wording of part 3 of Policy SS/5 as follows: 3. It will be developed to maintain the identity of Waterbeach as a village close to but separate from the new town. Appropriate integration to should be secured by the provision of suitable links to enable the residents of Waterbeach village to have convenient access to the services and facilities in the new town but without providing limited and controlled opportunities for direct road access from the wider new town to Waterbeach, other with emphasis on connections than by public transport, cycle and on foot.	Positively prepared Justified Effective Village residents should not find it difficult to access the relocated railway station or the services and facilities of the new town which the existing wording implies. However neither should village residents be put at risk from uncontrolled rat-running.
63	Policy SS/5: Waterbeach New Town Part 4	Amend wording of part 4 of Policy SS/5 as follows: 4. It will deliver an example of excellence in sustainable development and healthier living, which will make a significant contribution to the long term development needs of the Cambridge area. It will deliver high quality public transport links to Cambridge, including a new relocated railway station, to enable a high modal share of travel by means other than the car.	The existing Waterbeach Station would relocate rather than remain open in its existing location.
63	Policy SS/5:	Delete part 5 of Policy SS/5:	This modification was

Page	Policy / Paragraph	Modification	Justification
	Waterbeach New Town Part 5	5. No more than 1,400 dwellings will be completed by 2031, except as may be agreed by the Local Planning Authority to be necessary to maintain a 5 year supply of deliverable housing sites.	agreed in March 2016 reference PM/SC/3/H
63	Policy SS/5: Waterbeach New Town Part 6	Delete part 6 of Policy SS/5: 6. An AAP will be prepared for the area shown on the Policies Map. The AAP will establish a policy framework for the site, and will address issues and requirements including:	Positively prepared Justified Effective Consistent with national policy See Part 1 justification. Each subsequent paragraph of the policy that formed part of submitted Part 6 is renumbered and modified to be a stand alone part of the policy.
64	Policy SS/5: Waterbeach New Town <i>The Site</i> c.	Amend wording of criterion c. of Policy SS/5 as follows: <i>The Site</i> e.5. Establish The built area of the settlement <u>will be contained</u> within the Major Development Site, and the location of major land uses and design of the <u>northern edge of the new town</u> will ensure, having particular regard to ensuring an appropriate relationship with Denny Abbey listed building and scheduled monument.	Consistent with national policy For clarification and matters that would have been addressed in an AAP.
64	Policy SS/5: Waterbeach New Town <i>The Site</i> d.	Amend wording of criterion d. of Policy SS/5 as follows: d.6. Consider The new town will establish an appropriate the relationship and interaction with Waterbeach village, and the Cambridge Research Park.	Consistent with national policy
64	Policy SS/5: Waterbeach	Amend wording of criterion e. of Policy SS/5 as follows:	Consistent with national policy

Page	Policy / Paragraph	Modification	Justification
	New Town <i>The Site</i> e.	e.7. The provision of a All built development and formal open space uses <u>will be provided</u> within the Major Development Site area shown on the Policies Map. <u>Land outside the Major Development Site can provide other associated uses and mitigation including drainage, habitat compensation and informal open space.</u>	Justified Matters that would have been addressed in an AAP. See the justification to Part 19.
64	Policy SS/5: Waterbeach New Town <i>The Phasing and Delivery of a Mix of Land Uses</i> f.- l.	Amend wording of criteria f. to l. of Policy SS/5 as follows: <i>The Phasing and Delivery of a Mix of Land Uses</i> 8. <u>The new town will provide a range of uses appropriate to a new town, including:</u> fa. Residential development of a mix of dwelling sizes and types, including affordable housing, to achieve a balanced and inclusive community; gb. Employment provision <u>of a quantum, type and mix</u> to meet the needs of the town and provide access to local jobs, and support the continued development of the economy of the Cambridge area <u>to be established through an Economic Development Strategy prepared in partnership with the local authority and key stakeholders;</u> hc. Shops, services, leisure and other town centre uses ¹ of an appropriate scale for a town whilst avoiding significant impacts on vitality and viability of surrounding centres, and not competing with Cambridge as the sub regional centre; id. A town centre supported by local centres, to ensure services and facilities are easily accessible to residents; je. Community services and facilities, including health and both primary and secondary school education; kf. Open space, sports and leisure facilities; lg Appropriate provision <u>for</u> and design of waste / recycling management facilities. Footnote: ¹ <i>Main town centre uses defined in the NPPF: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through</i>	Consistent with national policy Justified Matters that would have been addressed in an AAP.

Page	Policy / Paragraph	Modification	Justification
		<p><i>restaurants, bars and pubs, night clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).</i></p>	
64	<p>Policy SS/5: Waterbeach New Town Measures to Address Landscape, Townscape and Setting of Heritage Assets in the Surrounding Area, and Deliver a High Quality New Development: m.- r.</p>	<p>Amend wording of criteria m. to r. of Policy SS/5 as follows:</p> <p><i>Measures to Address Landscape, Townscape and Setting of Heritage Assets in the Surrounding Area, and Deliver a High Quality New Development:</i></p> <p>9. The new town will:</p> <p>ma. Establish and follow eDesign principles to deliver a high quality development responding to local character, but also with its own identity;</p> <p>nb. Provide sStrategic landscaping within and beyond the Major Development Site to deliver high quality environs and:</p> <p style="padding-left: 20px;">i. provide an appropriate screening of the town in views from Denny Abbey in order to protect the historic significance of the Abbey, and</p> <p style="padding-left: 20px;">ii. maintain the village character of Waterbeach;</p> <p>oc. Measures to eConserve and enhance the significance of Denny Abbey Grade 1+ listed building and scheduled monument, including the contribution made by its setting, the extent and nature of separation from built development the Major Development Site and formal open spaces, and protection of key views including to and from the Abbey;</p> <p>pd. Include aAssessment, conservation and enhancement of other heritage assets as appropriate to their significance, including non designated assets such as Car Dyke, World War II structures, raised causeways, and the Soldiers Hill Earthworks.</p> <p>qe. Identification and Incorporate necessary mitigation to sensitive receptor boundaries, with regard to noise and odour , including from the A10, proposed railway station, and recreational activities, and the Waterbeach Waste Management Park to ensure no significant adverse impact on quality of life / amenity and health using separation distances or acoustic earth bunding rather than physical barriers if appropriate and where practicable;</p>	<p>Consistent with national policy Justified</p> <p>To take account of the historic raised causeways linking the village to Denny Abbey and to take account of the Waterbeach Waste Management Park sited to the west of the A10.</p> <p>This modification (highlighted text) – reference MC/3/05 was agreed in March 2014</p>

Page	Policy / Paragraph	Modification	Justification
		<p>ff. Ensure there is no significant adverse impact on local air quality and or mitigate as necessary with a Low Emissions Scheme.</p>	
65	<p>Policy SS/5: Waterbeach New Town <i>Delivery of a Significant Network of Green Infrastructure:</i> s. - w.</p>	<p>Amend wording of criteria s. to w. of Policy SS/5 as follows:</p> <p><i>Delivery of a Significant Network of Green Infrastructure:</i></p> <p>10. The new town will:</p> <p>sa. Provide a high degree of connectivity to existing corridors and networks;</p> <p>tb. Include areas accessible to the public as well as areas with more restricted access with the aim of enhancing biodiversity;</p> <p>uc. Provision Provide and retention retain of woods, hedges, and water features which would contribute to the character and amenity of the town and help preserve and enhance the setting of Denny Abbey, managed to enhance their ecological value;</p> <p>vd. Consider the multifunctional value of spaces, e.g. amenity, landscape, biodiversity, recreation and drainage;</p> <p>we. Requirement for Carry out a full programme of ecological survey and monitoring, to guide a Biodiversity management plan to provide appropriate mitigation and enhancement.</p>	<p>Effective</p>
65	<p>Policy SS/5: Waterbeach New Town <i>Significant Improvements in Public Transport</i> x. - y. <i>Measures to Promote Cycling and Walking</i> z. - bb.</p>	<p>Amend wording of criteria x. to y., z. to bb. and cc. to ff. of Policy SS/5 as follows:</p> <p><u>Creation of a comprehensive movement network:</u></p> <p>11. The new town will be founded on a comprehensive movement network for the whole town, that connects key locations including the town centre and relocated railway station to encourage the use of sustainable modes of travel, and includes:</p> <p>a. Significant Improvements in Public Transport, including:</p> <p>xi. Provision of a A relocated Waterbeach station with appropriate access arrangements by all modes to serve the village and the new town;</p> <p>yii. Provision of a A Park and Ride site on the A10 to intercept traffic from the north</p>	<p>Positively prepared Justified Effective Consistent with national policy The AAP would have addressed the need for a comprehensive movement network.</p>

Page	Policy / Paragraph	Modification	Justification
	Highway Improvements cc. - ff.	<p>of Waterbeach, served by a new segregated Busway link to Cambridge;</p> <p>b. Measures to Promote Cycling and Walking, from the start of the development including:</p> <p>zi. Provision of a A-network of attractive, direct, safe and convenient walking and cycling routes linking homes to public transport and the main areas of activity such as the town centre, schools and employment areas;</p> <p>aa.ii. Provision of d Direct, segregated high quality pedestrian and cycle links to north Cambridge, surrounding villages and nearby existing facilities such as the Cambridge Research Park;</p> <p>bb.iii. A Smarter Choices package including residential, school and workplace travel planning.</p> <p>c. Highway Improvements, including:</p> <p>ee.i. Primary road access to from the A10;</p> <p>ee.ii. Additional capacity to meet the forecast road traffic generation of the new town, particularly on the A10 and at the junction with the A14;</p> <p>ee.iii. Measures to mitigate the traffic impact of the new town on surrounding villages including Waterbeach, Landbeach, Horningseas, Fen Ditton and Milton;</p> <p>ff.iv. A Review review of the access arrangements to Denny Abbey and the Farmland Museum.</p>	<p>This modification (highlighted text) – reference MC/3/06 was agreed in March 2014</p>
66	Policy SS/5: Waterbeach New Town Sustainability gg.	<p>Amend wording of criterion gg. of Policy SS/5 as follows:</p> <p><i>Sustainability</i> Sustainable Design and Construction:</p> <p>gg.12. Sustainable Design and Construction measures. The new town will incorporate and deliver The AAP will identify opportunities to exceed sustainable design and construction standards established by the Local Plan. These measures could include combined heat and power provided from the adjacent Waterbeach Waste Management Park.</p>	Effective
66	Policy SS/5: Waterbeach	Amend wording of criteria hh. to ii. of Policy SS/5 as follows:	Effective

Page	Policy / Paragraph	Modification	Justification
	New Town Infrastructure Requirements <i>hh. - ii.</i>	<p><i>Infrastructure Requirements:</i></p> <p>13. The new town will:</p> <p>hha. Requirements for Ensure the delivery of improvement to any existing infrastructure which will be relied upon by the new town as well as the provision, management and maintenance of new infrastructure, services and facilities to meet the needs of the town.</p> <p>hhb. Make appropriate aArrangements for Foul Drainage and Sewage Disposal.</p> <p>hhc. Ensure the pProvision, management and on-going maintenance of sustainable surface water drainage measures to control the risk of flooding on site and which will reduce the risk of flooding to areas downstream or upstream of the development.</p>	Shown as a heading in the submitted plan. This modification (highlighted text) – reference MC/3/07 was agreed in March 2014
67	Policy SS/5: Waterbeach New Town Community Development: <i>jj.</i>	<p>Amend wording of criterion jj. of Policy SS/5 as follows:</p> <p><i>Community Development:</i></p> <p>jj14. Measures will be required to assist the development of a new community, such as through community development workers.</p>	Effective
67	Policy SS/5: Waterbeach New Town Site Preparation: <i>kk. - ll.</i>	<p>Amend wording of criteria kk. to ll. of Policy SS/5 as follows:</p> <p><i>Site Preparation:</i></p> <p>15. Developers will be required to:</p> <p>kka. Undertake Site wide investigation and assessment of land contamination and other issues resulting from former land uses, including military use, to ensure the land is suitable for the proposed end use and is not presenting a risk to the environment;</p> <p>kkb. To ensure Ensure that all ordnance is removed from the site in ways that ensure the development can take place without unacceptable risk to workers and neighbours including major disruption to the wider public off site.</p>	Effective

Page	Policy / Paragraph	Modification	Justification
67	Policy SS/5: Waterbeach New Town Delivery mm. - nn.	<p>Amend wording of criteria mm. to nn. of Policy SS/5 as follows:</p> <p><u>Phasing and Delivery:</u></p> <p><u>16. The delivery of the new town, including any individual phases, must:</u></p> <p><u>a. Be in accordance with the spatial framework diagram set out in the Supplementary Planning Document to ensure a comprehensive development of the site as a whole that will not prejudice the creation of a fully functioning and successful new town.</u></p> <p><u>b. Be informed by appropriate strategies, assessments and evidence reports.</u></p> <p><u>mmc. Plan for essential services, facilities and infrastructure to be provided in a comprehensive manner, anticipating future needs, and establishing suitable mechanisms to deliver the infrastructure in a timely and efficient way to achieve the successful delivery of the new town, including the needs of individual phases,</u> The process for achieving delivery, and including the requirements on developers.</p> <p>and. Requirements for <u>Make satisfactory arrangements to ensure appropriate</u> engagement and consultation with local people and stakeholders.</p>	<p>Positively prepared Justified Effective Consistent with national policy</p> <p>To ensure that the development of the town will be properly planned and delivered over the plan period. These are matters that would have been addressed in an AAP. The AAP would have required that relevant strategies, assessments and evidence reports be prepared to support future planning applications. Many elements of policy SS/5 can only effectively be addressed through the preparation of such documents.</p>
67	Policy SS/5: Waterbeach New Town Supplementary Planning Document New	<p>Add new section to Policy SS/5:</p> <p><u>Supplementary Planning Document:</u></p> <p><u>17. The SPD to be prepared for the Strategic Site shown on the Policies Map will provide further guidance and detail on the implementation of Policy SS/5. The SPD will include:</u></p> <p><u>a. An overarching, high level vision for the new town.</u></p>	<p>Positively prepared Justified Effective Consistent with national policy</p> <p>See the justification to paragraph 1. It is relevant to include clarification of the content of</p>

Page	Policy / Paragraph	Modification	Justification
		<p>b. <u>Consideration of relevant context including key constraints and opportunities.</u></p> <p>c. <u>The broad location of the components of the new town which are essential to support comprehensive and seamless development. A spatial framework diagram will be included that ensures the creation of a sustainable, legible and distinctive new settlement.</u></p> <p>d. <u>The location, nature and extent of any formal open space to be provided outside of the Major Development Area.</u></p> <p>e. <u>Broadly how the development is to be phased, including the delivery of key infrastructure.</u></p>	<p>the proposed SPD. There may be scope to provide some formal open space outside the Major Development Site whilst providing an appropriate setting for Denny Abbey, which will need to be considered through the SPD.</p>
67	Paragraph 3.35 (there are no changes to paragraph 3.34, 3.38 and 3.39)	<p>Amend paragraph 3.35 to read:</p> <p>3.35 This is a long term development opportunity. Development will take place towards the end of <u>over</u> the plan period, and much of it beyond the plan period. In order to create a comprehensive policy framework, and to allow the nature of the town to be established with the local communities and stakeholders, an Area Action Plan (AAP) will be prepared by the Council in close cooperation with stakeholder which will cover the area shown on the Policies Map. This will form part of the development plan, and have the status of a Development Plan Document. <u>The implementation of the new town development provided for by this policy will be informed by a SPD produced in accordance with policy paragraph 17 and the local community and stakeholders will be engaged in its preparation.</u> The policy establishes principles <u>requirements and objectives</u> that will need to be addressed in the AAP <u>SPD</u>, and subsequently by developers. A full range of detailed assessments will be required, initially at a level appropriate to inform the AAP <u>SPD</u>, and ultimately as part of any planning application.</p>	To reflect changes to Policy SS/5
67	Paragraph 3.36	<p>Amend paragraph 3.36 to read:</p> <p>3.36 The Policies Map also identifies the Major Development Site, which will accommodate the built development of the new town. This does not mean the whole of the area will be developed. Large parts of it will remain undeveloped</p>	

Page	Policy / Paragraph	Modification	Justification
		<p>and green after the settlement is complete to provide open spaces within the new town and a substantial green setting for the new town, Denny Abbey and Farmland Museum and Waterbeach village. Areas to the north of the town within the area to be covered by the AAP SPD will ensure that it will remain physically separate from Denny Abbey. Assessment of the setting of Denny Abbey using English Heritage's Historic England's guidance on Setting of Heritage Assets will be required in view of the importance of conserving and where possible enhancing the remote rural and historic setting of Denny Abbey, a nationally important heritage asset, will be a key element of the plan, including having regard to key views and landscape character. <u>There may be scope to provide some formal open space outside the Major Development Area whilst providing an appropriate setting for Denny Abbey, if demonstrated to be appropriate through the SPD.</u></p>	<p>This modification (highlighted text) – reference MC/3/08 was agreed in March 2014</p>
68	Paragraph 3.37	<p>Amend paragraph 3.37 to read:</p> <p>3.37 Delivery of large areas of green infrastructure will also enable the enhancement of biodiversity within the town, whilst providing a network of open spaces for new and existing communities. Maintaining separation with <u>the identity of</u> Waterbeach village <u>as a village close to the new town</u> is also necessary to avoid coalescence and the Green Belt has been extended in the vicinity of Bannold Road to ensure this. The nature of the remainder of the transition between Waterbeach village and the new town will be addressed through the AAP SPD.</p>	<p>To reflect changes to Policy SS/5</p>
69	Policy SS/6: New Village at Bourn Airfield Part 1	<p>Amend wording of part 1 of Policy SS/6 as follows:</p> <ol style="list-style-type: none"> 1. Land south of the A428 based on Bourn Airfield is allocated for the development of a new village of approximately 3,500 dwellings. <u>A Supplementary Planning Document (SPD) will be prepared for the new village as addressed at subsection 15 of this policy. The final number of dwellings will be determined through a design-led approach and spatial framework diagram included in the SPD.</u> An Area Action Plan (AAP) will be prepared by the Council 	<p>Positively prepared Consistent with national policy The Council has received legal advice that the second tier planning guidance proposed to be prepared to add further detail to policy</p>

Page	Policy / Paragraph	Modification	Justification
		<p>for the area shown on the Policies Map to guide development of the site. It will be classified as a Rural Centre once built.</p>	<p>SS/6 in law will comprise a Supplementary Planning Document (SPD) rather than an Area Action Plan (AAP). This takes account of considerable advice from the Courts over recent years on the status of these types of planning document, depending on the nature of their content.</p> <p>The Local Plan Regulations 2012 state that planning document that addresses “any environmental, social, design and economic objectives which are relevant to the attainment of the development and use of land” that is allocated in a local plan will comprise a SPD (regulation 5(1)(a)(iii)).</p> <p>Modifications are proposed to give effect to this advice and a number of consequential policy wording changes also flow from this decision are set out here and below.</p>
69	Policy SS/6:	Part 2 of Policy SS/6:	No change

Page	Policy / Paragraph	Modification	Justification
	New Village at Bourn Airfield Part 2	2. The new village will be developed to high standards of design and layout. A key consideration will be the relationship with other settlements in the A428 corridor, and maintaining rural character and separation of individual villages.	
69	Policy SS/6: New Village at Bourn Airfield Part 3	Part 3 of Policy SS/6: 3. It will deliver an example of excellence in sustainable development and healthier living, which will make a significant contribution to the long term development needs of the Cambridge area.	No change
69	Policy SS/6: New Village at Bourn Airfield Part 4	Delete part 4 of Policy SS/6: 4. Development will be phased so that the first housing completions will be in 2022, with no more than 1,700 dwellings being completed by 2031, except as may be agreed by the Local Planning Authority to be necessary to maintain a 5 year supply of deliverable housing sites.	This modification was agreed in March 2014 reference PM/SC/3/I
69	Policy SS/6: New Village at Bourn Airfield Part 5	Amend wording of part 5 of Policy SS/6 as follows: 4.5. The Major Development area Site , which will accommodate the built development of the new village, is shown on the Policies Map. The area to be planned through the AAP SPD is also shown on the Policies Map. This includes additional land to ensure that the development potential of the former airfield site is maximised and to ensure that the new village includes green infrastructure including formal and informal open space, strategic landscaping and green separation, particularly from Caldecote / Highfields to help it fit into its rural setting.	Positively prepared Justified Effective Consistent with national policy See Part 1 justification. Revisions to the boundary of the Major Developed Site (MDS) to take account of changes in the evidence base since submission concerning the approach to buffers with the existing employment uses and to strategic landscaping and green separation particularly to

Page	Policy / Paragraph	Modification	Justification
			Caldecote/Highfields – see Modification to the Policies Map, Inset I below. For clarification and matters that would have been addressed in an AAP.
69	Policy SS/6: New Village at Bourn Airfield Part 6	Delete part 6 of Policy SS/6: 6. The AAP will establish a policy framework for the site, and will address issues and requirements including:	Positively prepared Justified Effective Consistent with national policy See Part 1 justification.
69	Policy SS/6: New Village at Bourn Airfield <i>The Site</i> a.	Amend wording of criterion a. of Policy SS/6 as follows: <i>The Site</i> 5.a. Establish the built area of the settlement <u>will be contained</u> within the Major Development Site area, and the location of major land uses; <u>and the design of the edges of the new village will have particular regard to ensuring an appropriate relationship with Cambourne and Highfields Caldecote.</u>	Positively prepared Justified Effective Consistent with national policy See Part 1 justification. Matters that would have been addressed in an AAP.
70	Policy SS/6: New Village at Bourn Airfield <i>The Phasing and Delivery of a Mix of Land Uses:</i> b. - h.	Amend wording of criteria b. to h. of Policy SS/6 as follows: <i>The Phasing and Delivery of a Mix of Land Uses:</i> 6. <u>The new village will provide a range of uses appropriate to a new village including:</u> b.a. Residential development of a mix of dwelling sizes and types, including affordable housing, to achieve a balanced and inclusive community.; c.b. Employment development, <u>of a quantum type and mix to meet the needs of the new village to be established through an Economic Development Strategy prepared in partnership with the local authority and key stakeholders.</u> to include the existing ThyssenKrupp site, appropriate to a	Consistent with national policy Justified Matters that would have been addressed in an AAP.

Page	Policy / Paragraph	Modification	Justification
		<p>residential area in Use Class B1. Where distant from residential areas the site could also include other employment uses. The AAP will consider how this site can be integrated with the new village;</p> <p>d.c. Shops, services, leisure and other town centre uses¹ of an appropriate scale for a Rural Centre, whilst avoiding significant impacts on vitality and viability of surrounding centres, and not competing with Cambridge as the sub regional centre or Cambourne village centre.;</p> <p>e.d. Smaller local centres to meet the needs of residential areas to ensure accessible local services.;</p> <p>f.e. Community services and facilities, including health, primary school and secondary school education;</p> <p>g.f. Open space, sports and leisure facilities.;</p> <p>h.g. Appropriate provision for and design of waste / recycling management facilities.</p> <p>Footnote: ¹ Main town centre uses defined in the NPPF: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).</p>	
70	Policy SS/6: New Village at Bourn Airfield Measures to Address Landscape, Townscape and Historic Setting of the New Village, and	<p>Amend wording of criteria i. to l. of Policy SS/6 as follows:</p> <p><i>Measures to Address Landscape, Townscape and Historic Setting of the New Village, and Deliver a High Quality New Development:</i></p> <p>7. The new village will:</p> <p>i.a. Establish and follow d Design principles to deliver a high quality development responding to local character, but also with its own identity;</p> <p>j.b. Provide s Strategic landscaping within and beyond the Major Development Area-Site to deliver a high quality landscaped setting around the boundary of the</p>	<p>Consistent with national policy Justified</p> <p>Matters that would have been addressed in an AAP</p> <p><u>NOTE: Paragraph 7b. - A further report will be considered by the Planning Portfolio Holder at the meeting on 13</u></p>

Page	Policy / Paragraph	Modification	Justification
	<i>Deliver a High Quality New Development: i - l.</i>	<p>settlement to avoid it appearing as part of a ribbon of urban development south of the A428, to maintain the rural nature of the Broadway and ensure separation from Cambourne, and to ensure countryside separation from Caldecote / Highfields and Bourn. <u>The strategic landscaping along the eastern boundary of the Strategic Site south of the existing employment area will include a substantial and continuous woodland belt, including land within the Major Development Area.</u></p> <p>k.c. Measures to protect and enhance the setting of listed buildings near to the site;</p> <p>l.d. Identification and incorporate necessary mitigation to sensitive boundaries, with regard to noise, including the A428, using landscaped earth bunds.</p>	<u>December 2013 to consider additional wording relating to treatment of the eastern boundary to the south of the existing employment area.</u>
71	Policy SS/6: New Village at Bourn Airfield <i>Delivery of a Significant Network of Green Infrastructure: m.-.q.</i>	<p>Amend wording of criteria m. to q. of Policy SS/6 as follows:</p> <p><i>Delivery of a Significant Network of Green Infrastructure:</i></p> <p>8. The new village will:</p> <p>m.a. Provide a high degree of connectivity to existing corridors and networks, including through an enhanced network of footpaths and bridleways-</p> <p>n.b. Include areas accessible to the public as well as areas with more restricted access with the aim of enhancing biodiversity-</p> <p>o.c. Retain Retention of existing woods, hedges, and water features which would contribute to the character and amenity of the village or separation from surrounding communities, managed to enhance their ecological value-</p> <p>p.d. Consider the multifunctional value of spaces, e.g. amenity, landscape, biodiversity, recreation and drainage-</p> <p>q.e. Take account of Requirement for a full programme of ecological survey and monitoring, to guide a biodiversity management plan to provide appropriate mitigation and enhancement.</p>	Effective
71	Policy SS/6: New Village at Bourn Airfield <i>Significant Improvements</i>	<p>Amend wording of criteria r. to t. and u. to x. of Policy SS/6 as follows:</p> <p><u>Creation of a comprehensive movement network:</u></p> <p>9. The new village will be founded on a comprehensive movement network for</p>	Positively prepared Justified Effective Consistent with national policy

Page	Policy / Paragraph	Modification	Justification
	<p><i>in Public Transport, including: r.- t. Measures to Promote Cycling and Walking, including: u.-.x.</i></p>	<p><u>the whole village, that connects key locations including the village centre and schools to encourage the use of sustainable modes of travel and includes:</u></p> <p><u>a.</u> <i>Significant Improvements in Public Transport, including:</i></p> <p><u>r.i.</u> <u>Provision of a</u> A segregated bus link from Cambourne to Bourn Airfield new village across the Broadway, and on through the development to the junction of the St Neots Road with Highfields Road;</p> <p><u>s.ii.</u> Any measures necessary to ensure that a bus journey between Caldecote / Highfields and the junction of the A428 and the A1303 is direct and unaffected by any congestion suffered by general traffic;</p> <p><u>t.iii.</u> <u>Provision of h</u>High quality segregated bus priority measures <u>or busway on or parallel to</u> on the A1303 between its junction with the A428 and Queens Road, Cambridge.</p> <p><u>b.</u> <i>Measures to Promote Cycling and Walking, including:</i></p> <p>u. Potentially incorporate a Park and Ride facility for the A428 corridor.</p> <p><u>v.i</u> <u>Provision of a</u> A network of attractive, direct, safe and convenient walking and cycling routes <u>from the start of the development</u> linking homes to public transport and the main areas of activity such as the village centre, schools and employment areas;</p> <p><u>w.ii</u> <u>Provision of d</u>Direct, segregated high quality pedestrian and cycle links to west Cambridge, Cambourne, Caldecote / Highfields, Hardwick and Bourn;</p> <p>x.iii. A Smarter Choices package including residential, school and workplace travel planning.</p> <p><u>c.</u> <i>Highway Improvements including:</i></p> <p><u>y.i.</u> <u>Include m</u>Measures to mitigate the traffic impact of the new village on surrounding villages and roads;</p> <p><u>z.ii.</u> <u>Provide c</u>Convenient vehicular access, with at least two separate access points to the north west and north east of the site;</p> <p><u>aa.iii.</u> <u>Ensure that there will be no direct vehicular access to the Broadway for</u></p>	<p>The AAP would have addressed the need for a comprehensive movement network.</p> <p>To better reflect the current views of the Highway Authority.</p>

Page	Policy / Paragraph	Modification	Justification
		<u>southbound traffic from the new village</u> There will be no direct vehicular access to the Broadway (except buses and bicycles).	
72	Policy SS/6: New Village at Bourn Airfield <i>Sustainability:</i> <i>bb.</i>	Amend wording of criterion bb. of Policy SS/6 as follows: <i>Sustainability:</i> bb. <u>10.</u> Sustainable design and construction measures. The AAP will <u>The new village will incorporate and deliver</u> identify opportunities to exceed <u>sustainable design and construction</u> standards established by the Local Plan. These measures could include combined heat and power.	Effective
72	Policy SS/6: New Village at Bourn Airfield <i>Infrastructure Requirements:</i> <i>cc. – ee.</i>	Amend wording of criteria cc. to ee. of Policy SS/6 as follows: <i>Infrastructure Requirements:</i> <u>11. The new village will:</u> ee. <u>a.</u> <u>Ensure t</u> he provision, management and maintenance of infrastructure, services and facilities to meet the needs of the village; dd. <u>b.</u> <u>Make appropriate a</u> rrangements for foul drainage and sewage disposal, to be explored and identified through a Foul Drainage Strategy; ee. <u>c.</u> <u>Ensure the p</u> rovision, management and on-going maintenance of sustainable surface water drainage measures to control the risk of flooding on site and which will reduce the risk of flooding to areas downstream and upstream of the development.	Effective
72	Policy SS/6: New Village at Bourn Airfield <i>Community Development:</i> <i>ff.</i>	Amend wording of criterion ff. of Policy SS/6 as follows: <i>Community Development:</i> ff. <u>12.</u> Measures <u>will be required</u> to assist the development of a new community, such as <u>through</u> community development workers.	Effective
72	Policy SS/6: New Village at Bourn Airfield	Amend wording of criteria gg. to hh. of Policy SS/6 as follows: <i>Site Preparation:</i>	Effective

Page	Policy / Paragraph	Modification	Justification
	<p>Site Preparation: gg.- hh.</p>	<p>13. Developers will be required to:</p> <p>aa.a. Undertake Site wide investigation and assessment of land contamination and other issues resulting from former land uses, including military use, to ensure the land is suitable for the proposed end use and is not presenting a risk to the environment.</p> <p>bb.b. To eEnsure that all ordnance is removed from the site in ways that ensure the development can take place without unacceptable risk to workers and neighbours including major disruption to the wider public off site.</p>	
72	<p>Policy SS/6: New Village at Bourn Airfield Delivery: ii- jj.</p>	<p>Amend wording of criteria ii. to jj. of Policy SS/6 as follows:</p> <p><u>Phasing and Delivery:</u></p> <p>14. The delivery of the new village, including any individual phases, must:</p> <p>a. Be in accordance with the spatial framework diagram set out in the Supplementary Planning Document to ensure a comprehensive development of the site as a whole that will not prejudice the creation of a fully functioning and successful new village.</p> <p>b. Be informed by appropriate strategies, assessments and evidence reports.</p> <p>ii.c. Plan for essential services, facilities and infrastructure to be provided in a comprehensive manner, anticipating future needs, and establishing suitable mechanisms to deliver the infrastructure in a timely and efficient way to achieve the delivery of the new village, including the needs of individual phases. The process for achieving delivery, and including the requirements on developers;</p> <p>jj.d. Requirements for Make satisfactory arrangements to ensure appropriate engagement and consultation with local people and stakeholders.</p>	<p>Positively prepared Justified Effective Consistent with national policy</p> <p>To ensure that the development of the town will be properly planned and delivered over the plan period. These are matters that would have been addressed in an AAP. The AAP would have required that relevant strategies, assessments and evidence reports be prepared to support future planning applications. Many elements of policy SS/5 can only effectively be addressed through the preparation of such documents.</p>

Page	Policy / Paragraph	Modification	Justification
72	Policy SS/6: New Village at Bourn Airfield <i>Supplementary Planning Document: New</i>	Add new section to Policy SS/6: <u>Supplementary Planning Document:</u> <u>15. The SPD to be prepared for the Strategic Site shown on the Policies Map will provide further guidance and detail on the implementation of Policy SS/6. The SPD will include:</u> <u>a. An overarching, high level vision for the new village.</u> <u>b. Consideration of relevant context including key constraints and opportunities.</u> <u>c. The broad location of the components of the new village which are essential to support comprehensive and seamless development. A spatial framework diagram will be included that ensures the creation of a sustainable, legible and distinctive new settlement.</u> <u>d. Broadly how the development is to be phased, including the delivery of key infrastructure.</u>	Positively prepared Justified Effective Consistent with national policy See the justification to Part 1. It is relevant to include clarification of the content of the proposed SPD.
	Policies Map Inset I	Amend the boundary of the Major Development Area – see attached map on page 63	See above at Part 5
72	Paragraph 3.41 (there are no changes to paragraphs 3.40, 3.43, 3.44, 3.45, 3.46, 3.47, and 3.48)	Amend paragraph 3.41 to read: 3.41 This is a long term development opportunity. Development will take place in the second half of over the plan period, and much of it beyond the plan period. In order to create a comprehensive policy framework, and to allow the nature of the new village to be established with the local communities and stakeholders, an Area Action Plan (AAP) will be prepared by the Council. This will form part of the development plan, and have the status of a Development Plan Document. <u>The implementation of the new village development provided for by this policy will be informed by a SPD produced in accordance with policy paragraph 15 and the local community and stakeholders will be engaged in its preparation.</u> The policy above establishes principles requirements and <u>requirements and objectives</u> that will need to be addressed in the AAP <u>SPD</u> , and subsequently by developers.	To reflect changes to Policy SS/6

Page	Policy / Paragraph	Modification	Justification
72	Paragraph 3.42	<p>Amend paragraph 3.42 to read:</p> <p>3.42 The Plan Policies Map identifies the Mmajor Ddevelopment Ssite which will accommodate the built development of the new village and infrastructure to support it. Not all the site will be developed within the Plan period and large parts of it will remain undeveloped and green after the settlement is complete to provide a substantial green setting for the settlement. A wider Strategic Site area is identified to be addressed by the SPD planned through the AAP. This will allow the consideration of measures to mitigate the wider impacts of the village, such as through strategic landscaping and green infrastructure, to ensure that it will remain physically separate from surrounding villages especially the closest villages of Caldecote / Highfields, Bourn and Cambourne.</p>	To reflect changes to Policy SS/6

Chapter 7: Delivering High Quality Homes

Page	Policy / Paragraph	Modification	Justification
139	Policy H/8: Housing Mix	<p>Delete part 3 of Policy H/8 and replace with:</p> <p><u>5% of homes in a development should be built to the accessible and adaptable dwellings M4(2) standard rounding down to the nearest whole property. This provision shall be split evenly between the affordable and market homes in a development rounding to the nearest whole number.</u></p>	<p>Positively prepared and justified.</p> <p>The Council accepts that there is insufficient needs evidence to justify that all new affordable homes should be built to Requirement M4(2) (accessible and adaptable dwellings) standard. On the basis of this needs data and in recognition that many homes can be modified or used differently to meet changing housing needs, the Council considers that it would be reasonable to make a Proposed Modification to part 3 of the Policy.</p> <p>Consistent with National Policy</p> <p>National Planning Practice Guidance at paragraphs 005 to 010 (Ref ID: 56-005-20150327 to Ref ID: 56-010-2050327 makes clear that if access standard policies are to be included in Local Plans there must</p>

Page	Policy / Paragraph	Modification	Justification
			<p>be evidence of need, of viability, and be limited to application of Requirement M4 (2) (accessible and adaptable dwellings), and/or M4 (3) (Wheelchair user dwellings) standards only of the Building Regulations 2015.</p> <p>Note: This Modification is included in the Council's statement to Matter SC5: Delivering High Quality Homes – Development Management. However, it is updated in this schedule to make clear that it is intended to apply to developments of 20 or more homes, for consistency with the Modification to paragraph 7.28.</p>
139	Paragraph 7.28	<p>Amend paragraph 7.28 as follows:</p> <p>7.28 Local evidence shows that in Council housing up to 41% of households include someone with a disability⁵. This figure falls to 14.3% of private sector households of which just less than half have mobility problems. A breakdown of household composition in the district in 2011 can be read in the 'key facts' box at the start of this chapter. Building all affordable homes and 5% of private new homes on sites of 20 or more to the M4(2) standard (accessible and</p>	<p>To reflect the changes to policy H/8.</p> <p>Note: This Modification is included in the Council's statement to Matter SC5: Delivering High Quality Homes – Development Management.</p>

⁵ RD/H/030 South Cambridgeshire Housing Strategy 2012-2016 page 27

Page	Policy / Paragraph	Modification	Justification
		<p>adaptable dwelling standard) Lifetime Homes Standard will help ensure that our housing stock will better meet the needs of all our residents. The Lifetime Homes Standard (November 2011) is a widely used national standard for ensuring that the spaces and features in new homes can readily meet or be simply adapted to meet, the needs of most people, including those with reduced mobility".</p>	
143	Policy H/10: Rural Exception Site Affordable Housing	<p>Add additional wording at the end of criterion 1d. of Policy H/10 as follows:</p> <p>1d. That the affordable homes are secured for occupation by those in housing need in perpetuity. <u>Mortgagee in Possession clauses will be allowed where demonstrated to be necessary to enable development to proceed.</u></p> <p>If the Inspectors, notwithstanding the above, retain any concerns about flexibility and whether the policy is sufficiently positive section 2 could be deleted and replaced with:</p> <p><u>'2. In order to facilitate the delivery of significant additional affordable housing the Council will consider allowing some market housing on rural exception sites on viability or deliverability grounds.'</u></p>	<p>Effective</p> <p>The definition of rural exception site affordable housing in the glossary of the NPPF states that they are small sites used for affordable housing in perpetuity. This wording is now threatening the local delivery of rural exception site developments as Registered Providers are increasingly seeking the inclusion of a Mortgagee in Possession (MIP) clause in order to be able to access funds from lenders to finance the development. Such clauses allow as a last resort where a Registered provider has defaulted on a loan, the lender to gain possession and dispose of the relevant properties on the open market which would conflict</p>

Page	Policy / Paragraph	Modification	Justification
			<p>with the policy requirement that provision be made 'in perpetuity'.</p> <p>The Council's statement to the examination indicates to the Inspectors that if they have concerns about the flexibility of paragraph 2 of the policy, an alternative wording could be considered that would revise paragraph 2 to provide a more positive policy statement about allowing some market housing on rural exception sites that would also allow consideration of site deliverability in planning decision making as indicated in the National Planning Policy Framework. The detail of how viability and deliverability considerations would be taken into account in decision taking can be detailed in a Supplementary Planning Document (SPD). This would a change in the Council's position as included in the submitted</p>

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

Page	Policy / Paragraph	Modification	Justification												
		<p><u>Described Space Standard (2015) or successor document.</u></p> <p><u>The standard requires that:</u></p> <p>a) <u>the dwelling provides at least the gross internal floor area and built-in storage area set out in Figure 10;</u></p> <p>b) <u>a dwelling with two or more bedspaces has at least one double (or twin) bedroom;</u></p> <p>c) <u>in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide;</u></p> <p>d) <u>in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²;</u></p> <p>e) <u>one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide;</u></p> <p>f) <u>any area with a headroom of less than 1.5m is not counted within the gross internal area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the gross internal area);</u></p> <p>g) <u>any other area that is used solely for storage and has a head room of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all;</u></p> <p>h) <u>a built-in wardrobe counts towards the gross internal area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement;</u></p> <p>i) <u>the minimum floor to ceiling height is 2.3m for at least 75% of the gross internal area.</u></p> <p><u>Figure 10: Minimum gross internal floor areas and storage (m²)</u></p> <table border="1" data-bbox="573 1278 1659 1348"> <thead> <tr> <th data-bbox="573 1278 763 1348"><u>Number of bedrooms</u></th> <th data-bbox="763 1278 1021 1348"><u>Number of bed spaces(persons</u></th> <th data-bbox="1021 1278 1200 1348"><u>1 storey dwellings</u></th> <th data-bbox="1200 1278 1379 1348"><u>2 storey dwellings</u></th> <th data-bbox="1379 1278 1581 1348"><u>3 storey dwellings</u></th> <th data-bbox="1581 1278 1659 1348"><u>Built stor</u></th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	<u>Number of bedrooms</u>	<u>Number of bed spaces(persons</u>	<u>1 storey dwellings</u>	<u>2 storey dwellings</u>	<u>3 storey dwellings</u>	<u>Built stor</u>							<p>standards. There is a clear need in South Cambridgeshire for a policy requiring new homes (market and affordable) to meet or exceed the national space standards.</p> <p>Effective Implementing the Nationally Described Space Standard provides an effective means of implementing a room sizes policy. The modification replaces the residential space standard based on the Homes and Communities Agency (HCA) space standards that was included in the submitted plan.</p> <p>Consistent with National Policy The modification is necessary to reflect the Government's Technical Housing Standards. Note: This Modification is included in the Council's statement to Matter SC5: Delivering High Quality Homes – Development Management.</p>
<u>Number of bedrooms</u>	<u>Number of bed spaces(persons</u>	<u>1 storey dwellings</u>	<u>2 storey dwellings</u>	<u>3 storey dwellings</u>	<u>Built stor</u>										

Page	Policy / Paragraph	Modification	Justification																																																																																				
		<table border="1"> <thead> <tr> <th>(b)</th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td rowspan="2"><u>1b</u></td> <td><u>1p</u></td> <td><u>39 (37)</u></td> <td></td> <td></td> <td><u>1.0</u></td> </tr> <tr> <td><u>2p</u></td> <td><u>50</u></td> <td><u>58</u></td> <td></td> <td><u>1.5</u></td> </tr> <tr> <td rowspan="2"><u>2b</u></td> <td><u>3p</u></td> <td><u>61</u></td> <td><u>70</u></td> <td></td> <td><u>2.0</u></td> </tr> <tr> <td><u>4p</u></td> <td><u>70</u></td> <td><u>79</u></td> <td></td> <td></td> </tr> <tr> <td rowspan="3"><u>3b</u></td> <td><u>4p</u></td> <td><u>74</u></td> <td><u>84</u></td> <td><u>90</u></td> <td rowspan="3"><u>2.5</u></td> </tr> <tr> <td><u>5p</u></td> <td><u>86</u></td> <td><u>93</u></td> <td><u>99</u></td> </tr> <tr> <td><u>6p</u></td> <td><u>95</u></td> <td><u>102</u></td> <td><u>108</u></td> </tr> <tr> <td rowspan="4"><u>4b</u></td> <td><u>5p</u></td> <td><u>90</u></td> <td><u>97</u></td> <td><u>103</u></td> <td rowspan="4"><u>3.0</u></td> </tr> <tr> <td><u>6p</u></td> <td><u>99</u></td> <td><u>106</u></td> <td><u>112</u></td> </tr> <tr> <td><u>7p</u></td> <td><u>108</u></td> <td><u>115</u></td> <td><u>121</u></td> </tr> <tr> <td><u>8p</u></td> <td><u>117</u></td> <td><u>124</u></td> <td><u>130</u></td> </tr> <tr> <td rowspan="3"><u>5b</u></td> <td><u>6p</u></td> <td><u>103</u></td> <td><u>110</u></td> <td><u>116</u></td> <td rowspan="3"><u>3.5</u></td> </tr> <tr> <td><u>7p</u></td> <td><u>112</u></td> <td><u>119</u></td> <td><u>125</u></td> </tr> <tr> <td><u>8p</u></td> <td><u>121</u></td> <td><u>128</u></td> <td><u>134</u></td> </tr> <tr> <td rowspan="2"><u>6b</u></td> <td><u>7p</u></td> <td><u>116</u></td> <td><u>123</u></td> <td><u>129</u></td> <td rowspan="2"><u>4.0</u></td> </tr> <tr> <td><u>8p</u></td> <td><u>125</u></td> <td><u>132</u></td> <td><u>138</u></td> </tr> </tbody> </table>	(b)						<u>1b</u>	<u>1p</u>	<u>39 (37)</u>			<u>1.0</u>	<u>2p</u>	<u>50</u>	<u>58</u>		<u>1.5</u>	<u>2b</u>	<u>3p</u>	<u>61</u>	<u>70</u>		<u>2.0</u>	<u>4p</u>	<u>70</u>	<u>79</u>			<u>3b</u>	<u>4p</u>	<u>74</u>	<u>84</u>	<u>90</u>	<u>2.5</u>	<u>5p</u>	<u>86</u>	<u>93</u>	<u>99</u>	<u>6p</u>	<u>95</u>	<u>102</u>	<u>108</u>	<u>4b</u>	<u>5p</u>	<u>90</u>	<u>97</u>	<u>103</u>	<u>3.0</u>	<u>6p</u>	<u>99</u>	<u>106</u>	<u>112</u>	<u>7p</u>	<u>108</u>	<u>115</u>	<u>121</u>	<u>8p</u>	<u>117</u>	<u>124</u>	<u>130</u>	<u>5b</u>	<u>6p</u>	<u>103</u>	<u>110</u>	<u>116</u>	<u>3.5</u>	<u>7p</u>	<u>112</u>	<u>119</u>	<u>125</u>	<u>8p</u>	<u>121</u>	<u>128</u>	<u>134</u>	<u>6b</u>	<u>7p</u>	<u>116</u>	<u>123</u>	<u>129</u>	<u>4.0</u>	<u>8p</u>	<u>125</u>	<u>132</u>	<u>138</u>	
(b)																																																																																							
<u>1b</u>	<u>1p</u>	<u>39 (37)</u>			<u>1.0</u>																																																																																		
	<u>2p</u>	<u>50</u>	<u>58</u>		<u>1.5</u>																																																																																		
<u>2b</u>	<u>3p</u>	<u>61</u>	<u>70</u>		<u>2.0</u>																																																																																		
	<u>4p</u>	<u>70</u>	<u>79</u>																																																																																				
<u>3b</u>	<u>4p</u>	<u>74</u>	<u>84</u>	<u>90</u>	<u>2.5</u>																																																																																		
	<u>5p</u>	<u>86</u>	<u>93</u>	<u>99</u>																																																																																			
	<u>6p</u>	<u>95</u>	<u>102</u>	<u>108</u>																																																																																			
<u>4b</u>	<u>5p</u>	<u>90</u>	<u>97</u>	<u>103</u>	<u>3.0</u>																																																																																		
	<u>6p</u>	<u>99</u>	<u>106</u>	<u>112</u>																																																																																			
	<u>7p</u>	<u>108</u>	<u>115</u>	<u>121</u>																																																																																			
	<u>8p</u>	<u>117</u>	<u>124</u>	<u>130</u>																																																																																			
<u>5b</u>	<u>6p</u>	<u>103</u>	<u>110</u>	<u>116</u>	<u>3.5</u>																																																																																		
	<u>7p</u>	<u>112</u>	<u>119</u>	<u>125</u>																																																																																			
	<u>8p</u>	<u>121</u>	<u>128</u>	<u>134</u>																																																																																			
<u>6b</u>	<u>7p</u>	<u>116</u>	<u>123</u>	<u>129</u>	<u>4.0</u>																																																																																		
	<u>8p</u>	<u>125</u>	<u>132</u>	<u>138</u>																																																																																			
		<p>Notes:</p> <ol style="list-style-type: none"> <u>Built-in storage areas are included within the overall gross internal areas and include an allowance of 0.5m² for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.</u> <u>Gross internal areas for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. Gross internal areas for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the gross internal area provided that all aspects of the space standard have been met.</u> <u>Where a 1 bedroom 1 person flat has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.</u> 																																																																																					

Page	Policy / Paragraph	Modification	Justification
		<p>4. <u>Furnished layouts are not required to demonstrate compliance.</u></p> <p>5. <u>Further details on how to apply the standard can be found in the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.</u></p> <p>7.40 <u>The provision of sufficient space within new homes is an important element of good residential design and will ensure a reasonable level of residential amenity and quality of life, and that there is sufficient space, privacy and storage facilities to ensure the long term sustainability and usability of new homes. From time to time the Government may make changes to the nationally described space standards, development proposals should therefore meet or exceed the standards in place at the time of the planning application if these are different from those in Policy H/11.</u></p> <p>7.41 <u>Applicants should state the number of bedspaces / occupiers a home is designed to accommodate rather than simply the number of bedrooms.</u></p>	

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

Page	Policy / Paragraph	Modification	Justification
154	Policy H/19: Provision for Gypsies and Travellers and Travelling Showpeople	<p>Amend first paragraph of Policy H/19: to read:</p> <p>1. Provision will be made for at least 85 permanent Gypsy and Traveller pitches between 2011 and 2031, <u>and at least 114 plots for Travelling Showpeople between 2011 and 2031</u>⁴⁶, <u>as indicated in the Cambridgeshire, King's Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment 2016.</u></p>	<p>Positively prepared and justified</p> <p>To reflect the findings of the Cambridgeshire, King's Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment 2016 (the</p>

			<p>GTANA). The GTANA concludes that the overall level of additional need for those households who meet the planning definition of a Gypsy or Traveller could be met through available sites, and does not warrant additional allocations. However, a need for Travelling Showpeople plots has been identified.</p> <p>Consistent with National Policy The Modification responds to the Government's Planning Policy for Travellers, by identifying the level of need to be addressed to meet needs consistent with the revised national definition and up to date evidence.</p>
154	Paragraph 7.59	<p>Add new sentence to the end of paragraph 7.59:</p> <p>'The Government's Planning Policy for Traveller Sites (PPTS) requires that local planning authorities set targets for the provision of Gypsies and Traveller pitches and Travelling Showpeople plots which address the likely site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities. <u>This planning guidance was revised in 2015, in particular revising the definition of Gypsies and Travellers for the purposes of planning.</u>'</p>	<p>Consistent with National Policy To refer to updated Government Planning guidance. Note: this replaces November 2015 proposed modification MM/SC/7/A.</p>
154	Paragraph 7.60	<p>Delete paragraphs 7.60 and 7.61, and replace with:</p>	<p>Positively prepared and justified</p>

	<p>To help inform the development of a local target, the Council joined forces with other local authorities in Cambridgeshire, as well as parts of Norfolk and Suffolk, to commission a Gypsy and Traveller Accommodation Needs Assessment. The target identified in the policy reflects the findings of the study, as modified following an internal review⁶.</p> <p>Government policy requires Councils to maintain a five year land supply of Travellers sites, in a similar way to housing, and identify deliverable sites to meet the needs to meet identified for the first five years. Between January 2011 and May 2013 <u>January 2014</u> the Council had granted or resolved to grant planning permission for 72 <u>79</u> pitches. In addition, a site at Chesterton Fen Road for 26 pitches, on land identified for Gypsy and Traveller pitches in the South Cambridgeshire Local Plan 2004, <u>had been recently completed</u> is under construction at time of writing, with a number of pitches now occupied. Therefore sufficient sites have come forward through windfall planning applications to meet the identified need. The Plan does not propose any further allocations.</p> <p><u>Responding to the new guidance and the need for up to date evidence on the level of need, the Council joined forces with other local authorities in Cambridgeshire, as well as parts of Norfolk and Suffolk, to commission a new Gypsy and Traveller Accommodation Needs Assessment (GTANA), which was completed in 2016.</u></p> <p><u>Government policy requires Councils to maintain a five year land supply of Travellers sites, in a similar way to housing, and identify deliverable sites to meet the needs to meet identified for the first five years.</u></p> <p><u>The GTANA concluded that there was no identified need for Gypsy and Traveller pitches during the plan period, taking account of existing available supply. The Local Plan does not propose any further allocations. The assessment acknowledges that it was not possible to determine the travelling status of a number of existing households who did not participate in surveys carried out</u></p>	<p>To reflect the findings of the Cambridgeshire, King's Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment 2016 and changes to the Government's Planning Policy for Travellers in August 2015.</p> <p>A policy to address windfall applications will enable the Council to respond to proposals, and provides an appropriate response where the GTANA identified a level of unknown need.</p> <p>Note: paragraph 7.61 was previously proposed to be modified by MC/7/03, and this is therefore superseded.</p>
--	--	--

⁶ [South Cambridgeshire District Council Housing Portfolio Holder meeting 13th June 2012](#)

for the purpose of the assessment. A proportion of these households may include individuals who meet the definition provided in the PPTS and therefore give rise to some additional need for further pitch provisions. However, the extent of such additional need (if any) cannot be identified. Any proposals for further sites in the district will be considered according to Policies H/21 and H/22.

The GTANA concluded that there was an identified need for additional Travelling Showpeople Plots, particularly arising from overcrowding on existing plots. The assessment acknowledges that it was not possible to determine the travelling status of some existing households, and a proportion of these may include members who meet the definition provided in the PPTS. However, the extent of such additional need (if any) cannot be identified. Any proposals for further sites in the district will be considered according to Policies H/21 and H/22.

155 Table after Paragraph 7.60

Replace table after paragraph 7.60 as follows:

Gypsy and Traveller need in South Cambridgeshire

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

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

Positively prepared and justified.

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

		<table border="1"> <tr> <td>2026 – 2031</td> <td>3</td> <td>1</td> </tr> <tr> <td>TOTAL 2016 to 2031</td> <td>-12</td> <td>11</td> </tr> </table> <p><u>Source: Cambridgeshire, King’s Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment 2016.</u></p>	2026 – 2031	3	1	TOTAL 2016 to 2031	-12	11	
2026 – 2031	3	1							
TOTAL 2016 to 2031	-12	11							
155	Paragraph 7.64	<p>Amend Paragraph 7.64 to read:</p> <p>The Needs Assessment notes that beyond the immediate need, assessments of growth are based on modelling, and the best information available. The difficulties in protecting forward beyond 10 years, are noted in national guidance on carrying out needs assessments. Needs Assessments are reviewed periodically. There will be a need to monitor the plan and review it as necessary to take account of more up to date evidence.</p>	<p>Positively prepared and justified Paragraph reflects the findings of the previous needs assessment, and therefore needs to be updated.</p>						
155	Paragraph 7.65	<p>Amend paragraph 7.65:</p> <p>The Government’s Planning Policy for Travellers Sites requires plans to identify specific sites, or where not possible broad locations, where future need will be met. The Council considers that major developments provide an opportunity to deliver provision to meet longer term needs should they arise.</p>	<p>Consistent with National Policy Remove paragraph as it unnecessarily repeats national policy.</p>						
156	After Paragraph 7.65	<p>Add new Paragraph 7.65a:</p> <p><u>In respect of those Gypsies and Travellers or Travelling Showpeople who do not lead a nomadic lifestyle according to the planning definition, South Cambridgeshire will continue to assess and plan to meet their needs, as part of its wider responsibilities to plan to meet the accommodation needs of its settled community.</u></p>	<p>Consistent with National Policy To reflect changes to the Government’s Planning Policy for Travellers in August 2015.</p>						
156	Policy H/20: Gypsy and Traveller Provision at	<p>Amend first paragraph of Policy H/20 to read:</p> <p><u>If need is identified</u> opportunities to deliver Gypsy and Traveller sites will be sought as part of large scale new communities and significant major development sites. <u>The</u></p>	<p>Positively prepared and justified. To reflect the findings of the Cambridgeshire, King’s</p>						

	New Communities	<u>need and opportunities should be kept under review through the planning of future phases of such developments as they come forward during life of the Local Plan.</u>	Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment 2016. Effective To clarify in the policy how it would be applied it need arises during the life of the Local Plan.
157	After Paragraph 7.69	Add new Paragraph 7.69a: <u>When applications for planning permission or reserved matters approval come forward for large scale new communities or significant major development sites consideration will be made of whether there is a current need for Gypsy and Traveller site provision, and the opportunity to deliver appropriately a site or sites within that phase of the development will be reviewed.</u>	Positively prepared and justified. To reflect the findings of the Cambridgeshire, King's Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment 2016. Effective Additional supporting text to provide clarification regarding how Policy H/20 would be applied in practice.
157	Policy H/21: Proposals for Gypsies, Travellers and Travelling Showpeople Sites on Unallocated Land Outside	Amend first paragraph of Policy H/21 to read: Planning permission for Gypsy and Traveller caravan sites and sites for Travelling Showpeople <u>(as defined in the Government's Planning Policy for Travellers)</u> on unallocated land outside development frameworks, and outside the Cambridge Green Belt, will only be granted where: Add an additional paragraph to the end of policy H/21:	Consistent with National Policy To clarify where the planning definitions are defined.

	Development Frameworks	<u>Gypsy and Traveller sites are inappropriate development in the Green Belt. Any proposals in the Green Belt would have to demonstrate they comply with National and Local Policy regarding development in the Green Belt. If, through the application of such Policy, provision of a Gypsy and Traveller site in the Green Belt is considered acceptable in principle, the proposed development is required to comply with the criteria set out within this policy.</u>	
158	Paragraph 7.70	<p>Amend paragraph 7.70 to read:</p> <p>This policy will be used to assess planning applications for Gypsy and Traveller pitches and Travelling Showpeople plots which come forward on sites which have not been allocated through the Local Plan, often referred to as windfall proposals. <u>The GTANA 2016 identified that there is potential for additional need from existing households where such need could not be adequately assessed. Proposals for additional sites will be assessed using this policy. Applicants will need to demonstrate that they meet the definitions provided by the Government's Planning Policy for Travellers Sites.</u></p>	<p>Positively prepared and justified.</p> <p>To reflect the findings of the Cambridgeshire, King's Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment 2016.</p> <p>Consistent with National Policy</p> <p>To reflect changes to the Government's Planning Policy for Travellers in August 2015, regarding the planning definition of travellers.</p>
158	Paragraph 7.72	<p>Add a new note after paragraph 7.72 to read:</p> <p>Note: The GTANA identifies a need for 9 additional Travelling Showpeople plots in the next 5 years plus an additional 2 by the end of the plan period. This is beyond current levels of supply. The new need for Travelling Showpeople plots has arisen well into the plan making process and there was no need identified in the previous study. It is considered that the criteria based policy approach in Policy H/21 is a reasonable, pragmatic and proportionate response to the current situation for the Local Plan and the stage it has reached. It can provide an appropriate response to any proposals received to address the modest level of identified need. In parallel with the Local Plan</p>	<p>Positively prepared and justified.</p> <p>Note: No specific modification addressing the response to the Travelling Showpeople need is included at this stage but it is recognised that modifications will be needed to explain the approach to</p>

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

			An additional modification is required to the Traveling Showepople definition to reflect the Planning Policy Fro Travellers 2015.
--	--	--	---

Chapter 8 Building a Strong and Competitive Economy

Page	Policy / Paragraph	Modification	Justification
168	Add a new Policy E/1B: Cambridge Biomedical Campus Extension	<p>Add a new Policy E/1B as follows:</p> <p><u>E/1B: Cambridge Biomedical Campus Extension</u></p> <p><u>1. An extension to the Cambridge Biomedical Campus will be supported on land shown on the Policies Map for biomedical and biotechnology research and development within class B1(b) and related higher education and sui-generis medical research institutes.</u></p> <p><u>2. Proposals for development should:</u></p> <p>a. <u>Create substantial and attractive landscaped edges to the western, eastern and southern boundaries retaining and reinforcing existing planting wherever possible particularly on the southern and western boundaries boundary.</u></p> <p>b. <u>Provide an appropriate landscaped setting for the Nine Wells Local Nature Reserve, and provide pedestrian access to the Reserve whilst mitigating visitor impacts and set back built development away from the south-western corner of the site.</u></p> <p>c. <u>Demonstrate and ensure incorporate suitable measures to ensure that</u></p>	<p>Positively prepared Justified Consistent with national policy</p> <p>The text highlighted in grey was consulted on in December 2015 / January 2016 as a provisional modification PM/SC/8/A. Additional wording in now proposed in light of further evidence.</p> <p>To strengthen the policy wording in the light of representations received.</p> <p>See criteria f) below. To strengthen the policy wording in the light of representations received.</p>

Page	Policy / Paragraph	Modification	Justification
		<p><u>there will be no material adverse impact on the volume, pattern of flow or water quality of the chalk springs at Nine Wells and Hobson’s Brook and Conduit.</u></p> <p>d. <u>Demonstrate and incorporate suitable measures to ensure that surface water flood risks can be appropriately managed and mitigated to avoid flood risks to the site and to not increase flood risks elsewhere.</u></p> <p>e. <u>Not include any pedestrian access from the site to the western, southern and eastern boundaries in order to minimise visitor pressures on the Nine Wells LNR.</u></p> <p>f. <u>Provide suitable measures to mitigate any adverse ecological impacts, in particular any potential for increased visitor pressures on Nine Wells LNR that may arise from the development notwithstanding sub-section e, and demonstrate regard for the conservation of farmland biodiversity and deliver an overall net gain in biodiversity.</u></p> <p>e.g. <u>Have building heights which are no higher than those on the adjoining part of the Cambridge Biomedical Campus and which provide a suitable transition in reflection of the site’s edge of settlement location step down to the western, eastern and southern boundaries.</u></p> <p>f.h. <u>Provide high quality new public realm and open space, and retain and incorporate retaining and enhancing existing watercourses.</u></p> <p>g.i. <u>Include measures to enhance access to and within the Cambridge Biomedical Campus including provision for cyclists, pedestrians, wheelchair users and people with other disabilities, and mitigate impacts on the existing wider road network and parking in the surrounding area.</u></p> <p>h.j. <u>Connect any new clinical buildings for the Cambridge University Hospitals NHS Foundation Trust to the Addenbrooke’s Hospital energy network, where feasible and viable.</u></p> <p>NOTE: There are consequential amendments to the Policies Map and to Figure 6 of the Local Plan to reflect this new employment allocation – see below and refer to map at the end of this schedule.</p>	<p>To strengthen the policy wording in the light of representations received.</p> <p>To strengthen the policy wording in the light of representations received.</p> <p>To strengthen the policy wording in the light of representations received.</p> <p>To strengthen the policy wording in the light of representations received. Proposed modification MC/5/04 regarding policy HQ/1 Design Principles already addresses the representations made in regard to horse riding. To reflect the condition attached in relation to the CBC phase 2 development in Cambridge.</p> <p>The Cambridge Inner Green Belt Boundary Study</p>

Page	Policy / Paragraph	Modification	Justification
			<p>(November 2015) identifies land south of the Cambridge Biomedical Campus which could be released from the Green Belt for development without significant harm to Green Belt purposes. The Council considers that the need for jobs can comprise exceptional circumstances justifying a review of the Green Belt so far as this would not cause significant harm to Green Belt purposes. Whilst there is no overall shortage of employment land within South Cambridgeshire for high-tech and research and development companies and organisations, the findings of the new study provide an opportunity to allocate land for an extension to the Cambridge Biomedical Campus to provide high quality biomedical development on the edge of Cambridge with its locational benefits, without causing significant</p>

Page	Policy / Paragraph	Modification	Justification
			<p>harm to the purposes of the Cambridge Green Belt. It would not be positive planning for the Local Plan policy to prevent such development.</p> <p>The land immediately south of the Cambridge Biomedical Campus is subject to surface water flooding with a category of Low risk.</p> <p>Effective Proposed policy would provide an effective response to the employment issues relating to the Cambridge area and the circumstances of the site.</p> <p>Consistent with National Policy National policy requires Councils to consider whether there are exceptional circumstances for a Green Belt review through the local plan process.</p>

Page	Policy / Paragraph	Modification	Justification
	Figure 6 – Cambridge Southern Fringe	Revise to include proposed employment allocation at Land South of Cambridge Biomedical Campus.	To reflect the Modification in relation to Policy E/1B above
	Policies Map – Inset E	Revise to include proposed employment allocation at Land South of Cambridge Biomedical Campus – see map at page 64	To reflect the Modification in relation to Policy E/1B above
167	New supporting text to follow new Policy E/1B	<p>Add the following supporting text to follow new Policy E/1B:</p> <p><u>The Cambridge Biomedical Campus (CBC) is an international centre of excellence for patient care, biomedical research and healthcare education. It plays a local, regional and national role in providing medical facilities and medical research. The local plan will support its continuing development as such, and as a high quality, legible and sustainable campus. It also reinforces the existing biomedical and biotechnology cluster in the Cambridge area.</u></p> <p><u>Policy S/6 ‘The Development Strategy to 2031’ sets out a spatial strategy for the location of new employment development, the preferred location being on the edge of Cambridge, subject to the purposes of the Cambridge Green Belt.</u></p> <p><u>The Employment Land Review 2012 has identified a particular need for office space in or on the edge of Cambridge. Opportunities have been identified on the northern fringe of Cambridge at Cambridge Northern Fringe East and through densification of the Cambridge Science Park. On the southern fringe, the delivery of development of the CBC has been brought forward by the planned relocation of Astra Zeneca to the site.</u></p> <p><u>The Cambridge Inner Green Belt Boundary Study (November 2015), has looked at the whole inner Green Belt including land south of the CBC. It has concluded that development south of CBC could be undertaken without significant harm to Green Belt purposes provided that it avoid rising ground near White Hill, provide a setting for Nine Wells Local Nature Reserve, provide a soft green edge</u></p>	<p>To provide reasoned justification in the Local Plan to support the proposed new policy E1/B.</p> <p>The text highlighted in grey was consulted on in December 2015 / January 2016 as a provisional modification PM/SC/8/B. This highlighting is shown for information.</p>

Page	Policy / Paragraph	Modification	Justification
		<p><u>to the city and that new development be no more prominent in views from elevated land to the south east than the existing buildings at Addenbrooke's. The Council considers that the need for jobs can comprise exceptional circumstances justifying a review of the Green Belt so far as this would not cause significant harm to Green Belt purposes. Whilst there is no overall shortage of employment land within South Cambridgeshire for high-tech and research and development companies and organisations, the findings of the new study provide an opportunity to allocate land for an extension to the CBC to provide high quality biomedical development on the edge of Cambridge with its locational benefits, without causing significant harm to the purposes of the Cambridge Green Belt.</u></p> <p><u>Addenbrooke's Hospital is to develop a new clinical waste facility (energy from waste) to replace an existing facility which will supply energy to clinical buildings for Cambridge University Hospitals NHS Foundation Trust the Cambridge Biomedical Campus as a whole. Appropriate developments within the site should, therefore, seek to connect to this energy network, subject to feasibility and viability.</u></p> <p><u>Cambridge University Hospitals NHS Foundation Trust (the Trust) has a strategic masterplan for the extended campus area which includes the following:</u></p> <ul style="list-style-type: none"> <u>• key routes and street hierarchy;</u> <u>• public realm strategy and open space;</u> <u>• building massing;</u> <u>• potential uses;</u> <u>• development phasing; and</u> <u>• sustainability.</u> <p><u>This site should be included in future updates to the strategic masterplan and the site developed having regard to its provisions.</u></p>	

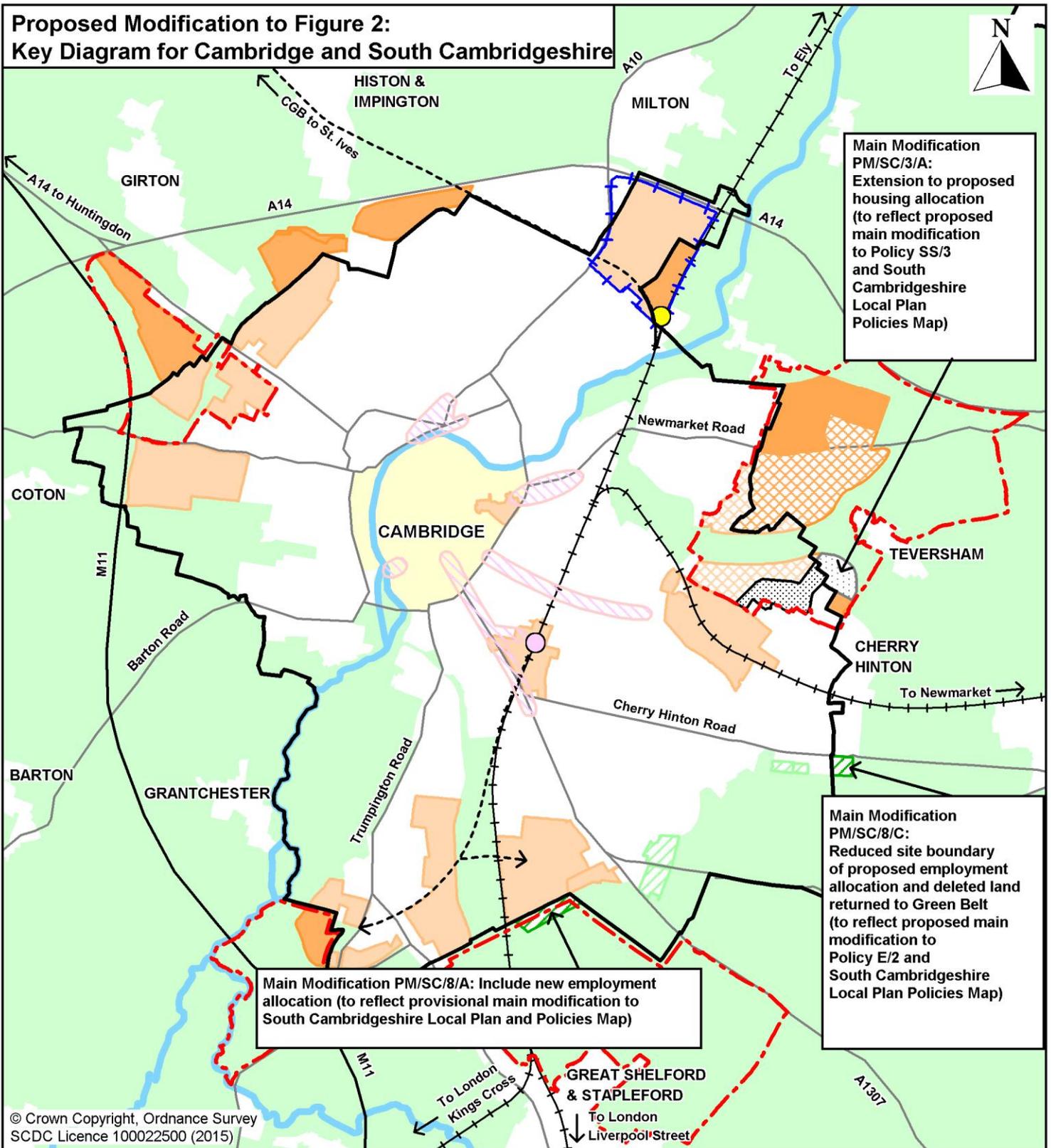
Page	Policy / Paragraph	Modification	Justification
		<p><u>The Transport Strategy for Cambridge and South Cambridgeshire (2014) identifies a need to investigate the case for a new railway station in this area to serve the CBC and southern Cambridge. Should a need be demonstrated for a new station and if the preferred location is nearby, the layout of the site should allow for such provision. The development of this site should also take account of any proposals which may emerge from the City Deal A1307 corridor project. Nine Wells is a historically important site containing several chalk springs, which form the source of the Hobson Conduit. The reserve is a mix of woodland, scrub and water. Previously a SSSI (Site of Special Scientific Interest) Nine Wells once contained some rare freshwater invertebrates, however following the drought of 1976 these were lost. Today the chalk watercourses are being managed with the aim of re-creating the conditions favourable for a possible re-introduction of these rare species. It is important that the chalk springs not be compromised in terms of their volume, pattern of flow or water quality.</u></p> <p><u>Parts of the site have been identified as subject to surface water flood risks. Evidence indicates that surface water flood risks can be appropriately managed and mitigated through the creation of a new boundary ditch around the eastern, southern and western site boundaries. The policy requires that any application will need to demonstrate that there will be no material adverse impact on the volume, pattern of flow or water quality of the chalk springs at Nine Wells and Hobson's Brook and Conduit. Measures will also need to be taken to minimise visitor pressures on the LNR from people working on the site. This can partly be achieved by ensuring there are no convenient pedestrian access links between the sites and also by providing high quality new public realm and open space on the development site itself.</u></p>	

Chapter 9: Promoting Successful Communities

Page	Policy/Paragraph	Modification	Justification
194	Policy SC/1: Allocation for Open Space	Delete criterion 1d. of Policy SC/1: 1. Extensions to existing recreation grounds: d. Land north of recreation ground, Swavesey — 2.16ha	Positively prepared and justified Responding to change of circumstances since Submission of the plan where an alternative site has been found within the village for open space.
	Policies Map – Inset 098 Swavesey	Revise Policies Map to delete allocation SC/1 1d – see map at page 65	To reflect the propose deletion of the allocation.
199	Policy SC/5: Hospice Provision	Amend Policy SC/5 to read as follows: Policy SC/5: Hospice Community Healthcare Facility Provision Proposals for Hospices Community healthcare facilities will be supported within development frameworks.	Positively prepared and justified Responding to changing circumstances as a site for a hospice has now been found and planning permission granted. The hospice is now under construction. The policy has been changed to widen its scope at the request of the Cambridge University Hospital NHS Foundation Trust.
200	Paragraph 9.19	Delete paragraph 9.19 and replace with the following text: Hospices provide palliative care for the terminally and seriously ill. A specific site has not been identified through the plan making process, but the Council would be	The supporting text has been changed to reflect the widened scope of the policy proposed in the modification

Page	Policy/Paragraph	Modification	Justification
		<p>supportive of appropriately located and scaled proposals which will be assessed using relevant Local Plan policies. Proposals within the Green Belt would have to demonstrate exceptional circumstances, in particular why they were unable to locate outside the Green Belt.</p> <p><u>Community healthcare facilities provide a range of care services designed to support patients in the community and who might previously have been treated as inpatients or day patients in hospital. The Council would be supportive of appropriately located and scaled proposals which will be assessed using relevant Local Plan policies. Proposals within the Green Belt would have to demonstrate very special circumstances, in particular why they were unable to locate outside the Green Belt.</u></p>	above.

**Proposed Modification to Figure 2:
Key Diagram for Cambridge and South Cambridgeshire**



Main Modification PM/SC/3/A:
Extension to proposed housing allocation (to reflect proposed main modification to Policy SS/3 and South Cambridgeshire Local Plan Policies Map)

Main Modification PM/SC/8/A: Include new employment allocation (to reflect provisional main modification to South Cambridgeshire Local Plan and Policies Map)

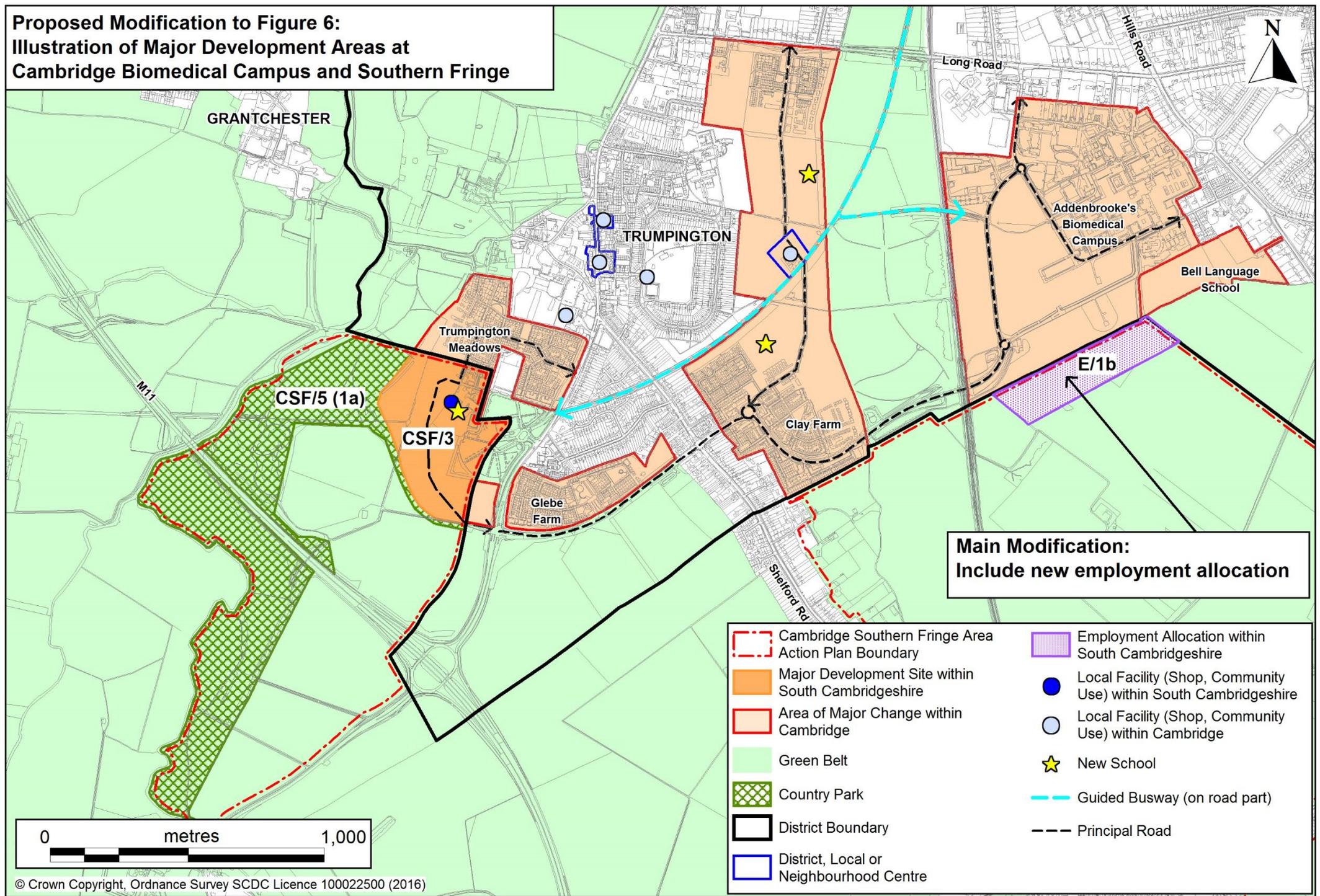
Main Modification PM/SC/8/C:
Reduced site boundary of proposed employment allocation and deleted land returned to Green Belt (to reflect proposed main modification to Policy E/2 and South Cambridgeshire Local Plan Policies Map)

© Crown Copyright, Ordnance Survey
SCDC Licence 100022500 (2015)

- | | | |
|--|---|------------------------------------|
| Area Action Plan Boundary | New Proposal Site in Cambridge | Cambridgeshire Guided Busway (CGB) |
| Proposed Area Action Plan Boundary | Green Belt | Major Road |
| Major Development Site within South Cambridgeshire | Site to be released from the Green Belt in South Cambridgeshire | Railway Line |
| Area of Major Change within Cambridge | Site to be released from the Green Belt in Cambridge | Train Station |
| Area of Safeguarded Land within South Cambridgeshire | Cambridge City Centre | Proposed Science Park Station |
| Area of Safeguarded Land within Cambridge | Opportunity Area in Cambridge | River Cam |
| New Major Development Sites South Cambridgeshire | District Boundary | |

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

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



**Main Modification:
Include new employment allocation**

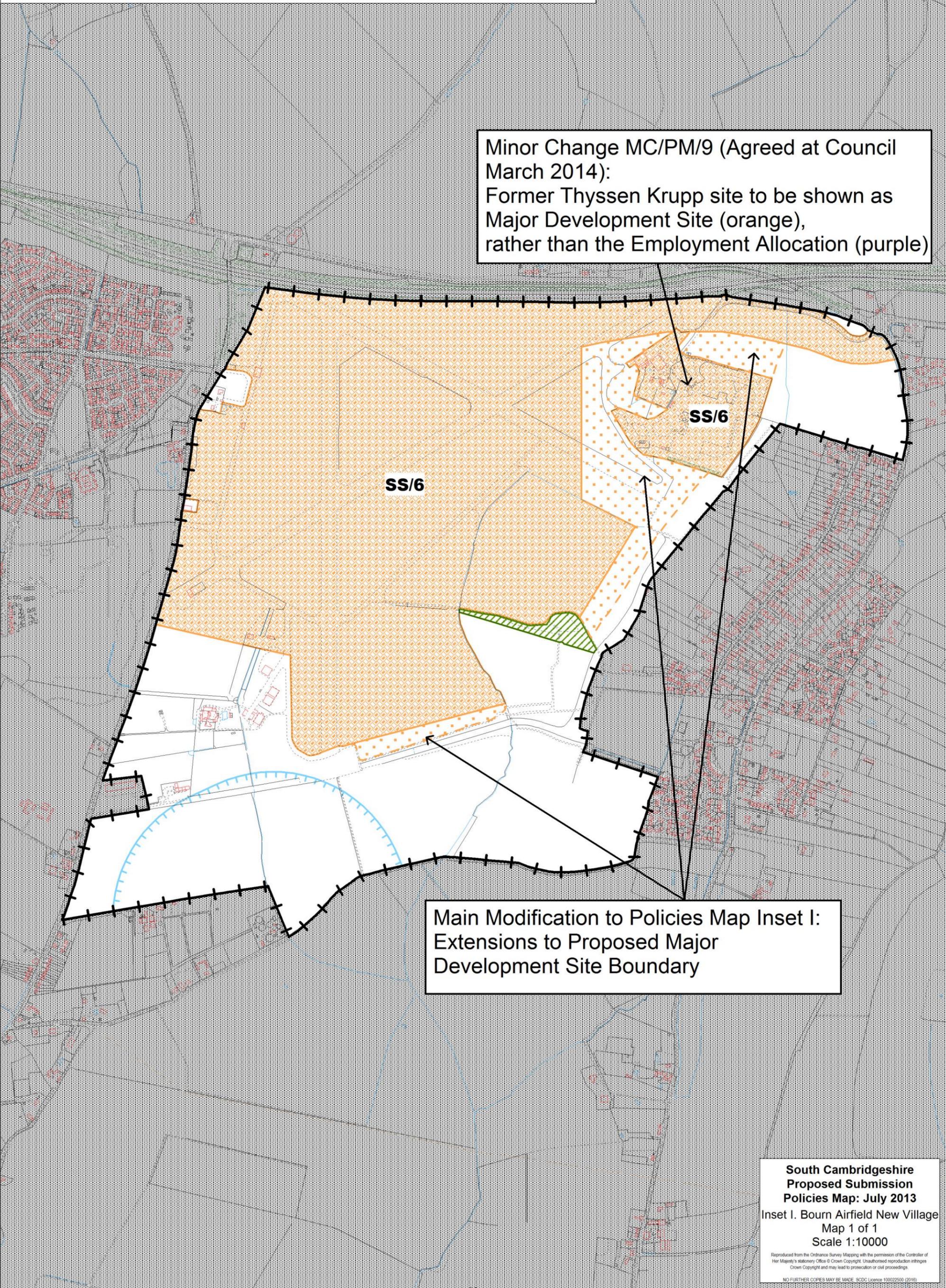
- Cambridge Southern Fringe Area Action Plan Boundary
- Major Development Site within South Cambridgeshire
- Area of Major Change within Cambridge
- Green Belt
- Country Park
- District Boundary
- District, Local or Neighbourhood Centre
- Employment Allocation within South Cambridgeshire
- Local Facility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



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



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



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

**South Cambridgeshire
Proposed Submission
Policies Map: July 2013**
Inset I. Bourn Airfield New Village
Map 1 of 1
Scale 1:10000

Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

NO FURTHER COPIES MAY BE MADE. SDCS Licence 100022501 (2016)

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

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

E/1b

CSF/5 (2f-m)

SC/1 (2h)

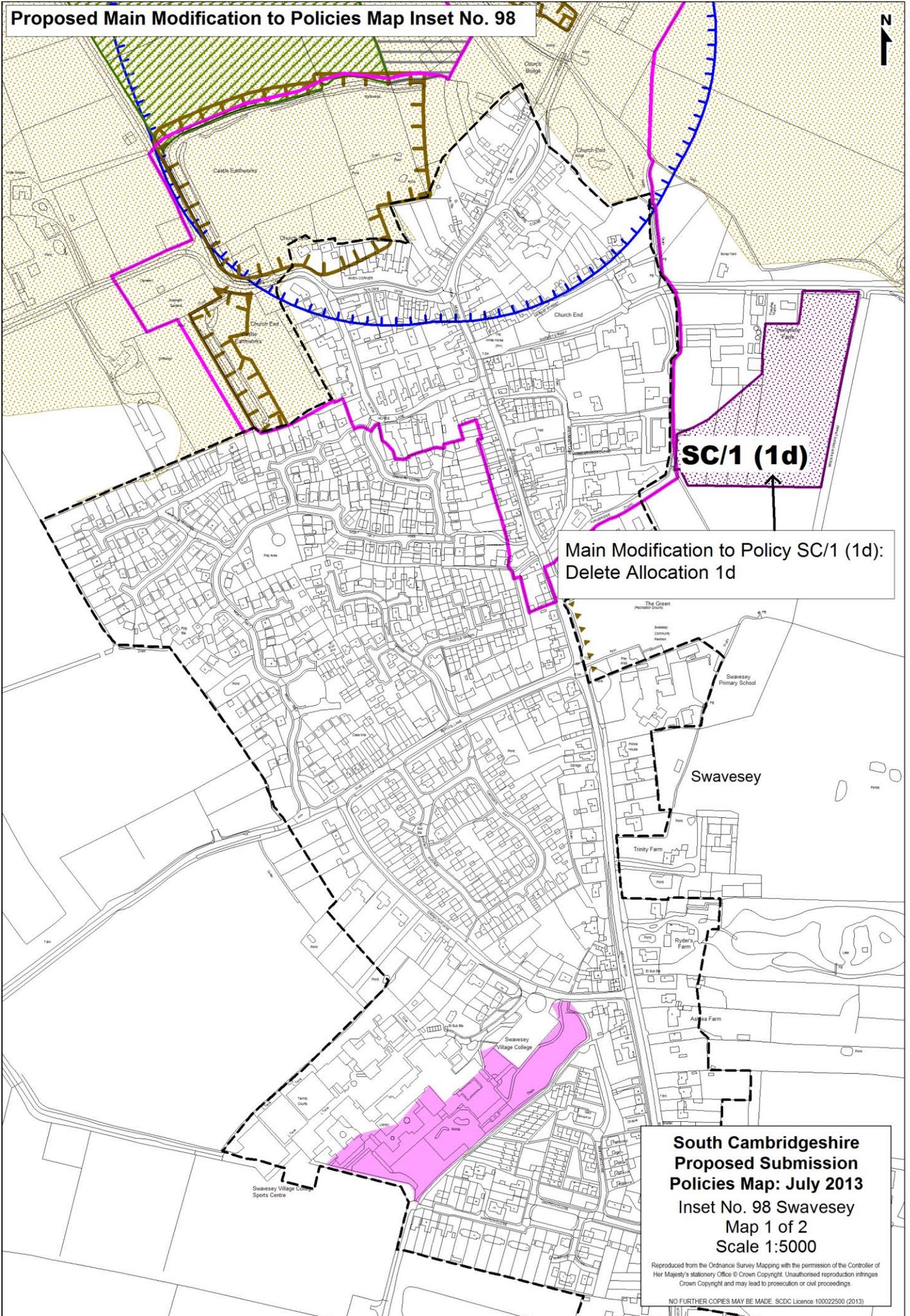
SC/1 (1b)

SC/1 (1e)

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

Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
NO FURTHER COPIES MAY BE MADE. SCDC Licence 1000/2500 (2010)

Proposed Main Modification to Policies Map Inset No. 98



SC/1 (1d)

Main Modification to Policy SC/1 (1d):
Delete Allocation 1d

**South Cambridgeshire
Proposed Submission
Policies Map: July 2013**
Inset No. 98 Swavesey
Map 1 of 2
Scale 1:5000

Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

NO FURTHER COPIES MAY BE MADE. SDCD Licence 100022500 (2013)

Appendix 2: List of Reference Documents

This document references the following documents:

Committee Reports

- South Cambridgeshire District Council: Full Council Local Plan Meeting: 23 March 2016 (RD/CR/590)
- South Cambridgeshire District Council Meeting 17 November 2016 - South Cambridgeshire Local Plan Update (RD/CR/670)
- Greater Cambridge City Deal Executive Board 1 September 2016: monitoring delivery of 1,000 extra homes on rural exception sites (RD/CR/680)

Modifications Consultation

- Evidence regarding land south of the Cambridge Biomedical Campus (RD/MC/160)
- Council's Assessment of land South of Cambridge Biomedical Campus (RD/MC/161)
- Addendum letter to the Ecological Appraisal concerning land south of the CBC (RD/MC/162)
- Farmland bird mitigation RSPB leaflet – wild bird seed (RD/MC/163)
- Farmland bird mitigation RSPB leaflet – beetle bank (RD/MC/164)

Further Modifications

- Information re Proposed Modifications Identified in Examination Statements (RD/FM/011)
- Further Proposed Modifications to the South Cambridgeshire Local Plan – Sustainability Appraisal Screening (RD/FM/012)
- Additional Evidence Relating to Bourn Airfield New Settlement Major Development Site Boundary (RD/FM/013)
- Council's Assessment of Additional Evidence Relating to Bourn Airfield New Settlement Major Development Site Boundary (RD/FM/014)