

SC7/SCDC



Examination into the Soundness of the
South Cambridgeshire Local Plan

**Matter SC7 – Building a Strong and
Competitive Economy**

South Cambridgeshire District Council

November 2016

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Introduction

1. This statement sets out the Council's response in relation to the Inspectors' Matter SC7 relating to Building a Strong and Competitive Economy.
2. All the documents referred to in this statement are listed in Appendix 1, and examination library document reference numbers are used throughout the statement for convenience.
3. As a result of considering the Inspectors' questions, the Council is suggesting a number of modifications to policies in Chapter 8: Building a Strong and Competitive Economy of the South Cambridgeshire Local Plan¹. These modifications are referred to in the responses to each question, and are also all listed in Appendix 2 (table 1) for convenience. A number of modifications were also proposed by the Council at the time of Submission, through the Schedule of Proposed Minor Changes to the Proposed Submission Local Plan (March 2014) (RD/Sub/SC/040). For convenience, these have been included in Annex 2 (table 2).

¹ RD/Sub/SC/010

SC7A.1 Chapter 8: Opening Paragraphs 8.1 to 8.11

4. The joint Matter M4 hearing session examined issues relating to employment in November 2014. That hearing session looked at the following questions:
 - Matter M4a: Is the forecast growth of net additional jobs (22,100 for Cambridge City and 22,000 for South Cambridgeshire District) based on a clear understanding of business need and a robust evidence base?
 - Matter M4b: Does the evidence base supporting employment and retail policies meet the requirements of Planning Practice Guidance?
 - Matter M4c: Will the proposed amounts of land for economic development uses meet the needs for all foreseeable types of economic development?
5. The Councils' position has not changed since the Matter M4 hearing session and this statement does not seek to repeat evidence given to that hearing session but refers to the Councils' joint M4 hearing statement as appropriate.

SC7A.1 .i

Does the Plan allocate sufficient space for B1(b) Research and Development uses on the edge of Cambridge?

6. Research and Development is an essential part of the economy in the Cambridge area. Within the wider umbrella of Research and Development there are a number of important subsectors, including life sciences, biotechnology, electronic and software engineering and information technology.
7. In view of the tight administrative boundary around Cambridge, in terms of considering the question of whether there is sufficient space for B1(b) Research and Development use on the edge of Cambridge, it is appropriate to consider land in both Council areas together. The Council considers that the South Cambridgeshire Local Plan allocates sufficient space for B1(b) Research and Development uses on the edge of Cambridge, along with wider supply in Cambridge (including on the edge of the City) and elsewhere in South Cambridgeshire. This forms part of a flexible supply of employment land able to support the jobs growth over the plan period as envisaged by the two Local Plans.
8. The Joint Matter M4 hearing session considered employment growth and employment land supply. Overall, the employment land supply across Cambridge and South Cambridgeshire shows a supply of 456,617 sq m of B1(b) land, this compares to a need identified for B1b floorspace in the Councils' Employment Land Reviews of 82,700sqm (32,700 in Cambridge and 50,000 sq m in South Cambridgeshire)². Of this, there is a significant supply on the edge of Cambridge across both Council areas:

² Joint Matter 4 Hearing Statement (M4/CCC & SCDC) - APPENDIX 5 - Updated Employment Land Supply 2013/14

Sites on the edge of Cambridge (in Cambridge and South Cambridgeshire) and policy references	B1(b) capacity (as at 2013, source M4/CCC & SCDC, appendix 5)	Site description	Update May 2016
North West Cambridge (RD/AD/290)	44,652	New mixed use urban extension incorporating residential, academic and commercial research uses.	Development of the Local Centre is underway.
Cambridge Biomedical Campus / Addenbrooke's (RD/Sub/C/010, policy 16)	151,000	Existing employment site incorporating hospital and research campus.	<p>The site is being developed to accommodate firms and job growth that is anticipated by the plan.</p> <p>Appendix 5 of the Councils' Matter 4 statement identifies 151,000 sq m of B1(b) floorspace at Addenbrooke's. This is an underestimate of the capacity for B1(b) floorspace at this location. The capacity identified on the phase 2 land is only 21,000 sq m. In August 2016 Cambridge City Council resolved to grant planning permission for Addenbrooke's phase 2 (16/0176/OUT), this application is for 75,000 sq m of floorspace of which two thirds of the land is for B1(b) uses, i.e. 50,000 sq m. This gives a total capacity of 180,000 sq m of B1(b) floorspace on this site. The majority of this committed floorspace is yet to be built.</p> <p>Following the resolution to</p>

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			grant planning permission for AbCam on phase 2 of Addenbrooke's, there is 38,500 sq m remaining for B1(b) uses on this site that is uncommitted to a particular occupier.
West Cambridge (RD/Sub/C/010, policy 15)	19,996 (and 44,000 estimated from densification)	Existing employment site incorporating academic and commercial research uses.	In initial discussions the University is planning to intensify the floorspace on this site applying for 383,000 sq m of academic and commercial space, with up to 170,000 being for commercial research.
GB3 and GB4 (RD/Sub/C/010, policy 26 and Appendix B)	25,193	Extension to existing Peterhouse Technology Park, incorporating commercial research uses.	Planning application approved on GB4 and part of GB3 ³ Development commenced in Summer 2016
Fulbourn Road East (South Cambridgeshire Submission Local Plan Policy E/2)	22,645	Proposed new employment allocation in South Cambridgeshire Submission Local Plan, adjoining the Peterhouse Technology Park. Capacity based on typical out of centre density from ELR 2012	Following consultation, in the March 2016 a proposed modification was identified to reduce the site to exclude land east of the Yarrow Road roundabout. Reduction of site area from 6.9 ha. to 4.3ha. would reduce capacity calculated using the same assumptions to 13,456m ² .
Cambridge Science Park (RD/Sub/SC/010, policy E/1)	30,000	Existing science park incorporating commercial research uses.	The Submission South Cambridgeshire Local Plan includes Policy E/1 which supports the intensification of employment uses on the Science Park. Intensification on a number of sites already has planning permission. The Cambridge Northern

³ <https://idox.cambridge.gov.uk/online-applications/search.do?action=simple&searchType=Application>
15/0893/FUL

			Fringe East – Employment Guidance for the Area Action Plan – Sector Profile (October 2014) ⁴ estimates potential for an additional 60,000 sqm to be provided over the next 15-20 years.
Cambridge Northern Fringe East (RD/Sub/C/010, policy 14; RD/Sub/SC/010, policy SS/4; RD/LP/320)	No figures are currently included in the land supply calculations whilst the AAP is being prepared.	New mixed use, employment focussed allocation, centred on the new station.	Site was considered at Matter M9. Issues and Options consultation suggested figures of between 162,000 and 328,000 sq m of new office space. Many Research and Development firms are capable of locating into “normal” office space

9. It should also be noted that South Cambridgeshire District Council is proposing a modification to allocate a further 8.9 hectares on the edge of Cambridge for an extension to the Cambridge Biomedical Campus in response to the findings of the 2015 Green Belt Study and recognising the locational benefits of land on the edge of Cambridge where it would not cause significant harm to Green Belt purposes. This is addressed in subsequent questions in this statement.
10. It is important not to view the edge of Cambridge in isolation, and, as highlighted in the Councils’ Matter 4 statement⁵, there are a wide range of opportunities in the Greater Cambridge Area. There are numerous business parks and science parks in South Cambridgeshire, that have met the needs of B1(b) businesses in the past, and will continue to do so in the future. For example, Granta Park, Babraham Research Park, Cambridge Research Park, and Hinxtton Genome Campus are all established and all have planning permissions for further growth. The new settlements will also play an important role in providing future employment land opportunities. The Cambridge cluster does not rely on all firms being in one location. Firms across a range of high tech Research and Development sectors are located in many locations across the Cambridge area, from central or edge of Cambridge sites, rural business parks, to village locations. Indeed, the biotech and pharmaceutical cluster stretches from Cambridge to south into South Cambridgeshire, Uttlesford District and beyond to Stevenage and London, known as the London Stansted Cambridge Corridor. The

⁴ SQW Cambridge Northern Fringe East: Employment Options Study – Sector Profile (RD/LP/325) paragraph 1.29

⁵ Joint Matter 4 Hearing Statement (M4/CCC & SCDC) Matter 4c

Cambridge Cluster is a Research and Development cluster with a global scale and reach, with successful businesses across a wide geographical area.

11. Transport improvements identified in the Transport Strategy for Cambridge and South Cambridgeshire⁶ and being delivered by a variety of means including in particular the Greater Cambridge City Deal, will also help make employment sites across the two districts more attractive to business by improving transport links. There are a number of transport projects, identified in the Transport Strategy for Cambridge and South Cambridgeshire and recognised by the City Deal, being considered that will seek to improve movement around Cambridge, and improve access from and to surrounding areas. As well as supporting Cambridge sites these improvements will enhance the attractiveness of employment sites further from the City Centre to business.
12. It is also worth noting that many Research and Development businesses do not necessarily need lab space and many use “normal” office buildings, and can be located in higher density areas. This allows them to more flexibly meet their needs. For example, ARM operate out of “conventional” offices on Peterhouse Technology Park, and Microsoft operate out of a “conventional” office space on Station Road, Cambridge.
13. The Councils have identified significant employment land supply through land taken out of the Green Belt in previous plans, using previously developed land opportunities, and in the submitted local plans responding to the latest Green Belt Study and removing land from the Green Belt and allocating land for employment where it would not cause significant harm to the purposes of the Green Belt. This includes the modification for a proposed additional allocation South of the Cambridge Biomedical Campus.
14. Given the comparable levels of need and supply, there are no exceptional circumstances to make further allocations on the edge of Cambridge beyond those identified. Moreover the latest Green Belt Study⁷ makes it clear that any further changes to the Green Belt boundary would result in significant harm to the purposes of the Cambridge Green Belt.

⁶ RT/T/120

⁷ Cambridge Inner Green Belt Boundary Study (November 2015) (RD/MC/030)

SC7A.2 Policy E/1: New Employment Provision near Cambridge-Cambridge Science Park

SC7A.2. i.

Could the Council give an update in respect of the extant planning permissions already in place with Cambridge Science Park?

15. A schedule and map has been included in Appendix 3 of this statement. For completeness this includes completions between 2013 and 2016.
16. Recent permissions enable extensions of a number of buildings, and the demolition and replacement of others, particularly on the earlier phases of the park. Between 2013 and 2016 there was a net loss of 2,006sqm of B use floorspace. Unimplemented or under construction planning permissions have potential to deliver a net gain of 42,981sqm B-use floorspace.

SC7A.2. ii.

Should the policy be more specific in terms of the nature of employment use and density requirements for employment development on the site?

17. Policy E/1 recognises that there is potential on the Science Park for continued employment provision through development and redevelopment opportunities to make better use of this early R&D site and respond to the increased accessibility of the area. The policy requires proposals to enable the continued development of the Cambridge Cluster of high technology research and development companies.
18. The Science Park largely comprises B1a and B1b uses, accompanied by a range of supporting uses, but there are some other 'B' uses on the site. The Employment Land Review 2012 highlighted the opportunities provided by the Science Park site⁸. It noted the amount of R&D that takes place in office type buildings, and a market for hybrid offices and lab units⁹. The study also noted the emergence of demand for hybrid buildings¹⁰, incorporating arrange of 'B' uses. It is not considered that the policy needs to be more specific regarding the nature of employment use.
19. The Council has addressed density issues regarding applications on a case by case basis, requiring appropriate design information to be submitted accompanying each individual application, along with guidance provided by design policies in the development plan (including policy HQ/1 Design Principles) and the District Design Guide.

⁸ Cambridge and South Cambridgeshire Employment Land Review Update (2012) (RD/E/020) paragraph 4.16.

⁹ Cambridge and South Cambridgeshire Employment Land Review Update (2012) (RD/E/020) Annex D Section 4.2 Page D-15 to D-16

¹⁰ Cambridge and South Cambridgeshire Employment Land Review Update (2012) (RD/E/020) Annex D Section 6.0 Page D-25 to D-26

SC7A.2. iii.

Is there an over concentration of car parking provision at the Science Park?

20. The Cambridge Science Park has been developing since the 1970's. Buildings within the site are accompanied by areas of car parking. There may be opportunities to re-use current areas of parking, but this would need to be considered through the development process.
21. The available transportation options serving the site have evolved in recent years, and will continue to do so given the Transport Strategy for Cambridge and South Cambridgeshire. Cycling access was improved with the completion of the Jane Coston Bridge to Milton. The Guided Busway now provides high frequency public transport to the site. The Cambridge North Station will provide rail access to the site. Improvements to the Milton Road corridor, and the A10 north, identified through the City Deal process will further enhance access to this key employment site.
22. Some intensification could use areas currently identified for parking, but equally it will be important to retain appropriate parking arrangements for the site. Policy TI/3 Parking Provision requires the availability of alternative transport modes to be considered when considering parking levels from new developments, and this will apply to proposals on the Science Park site. Policy E/1 is sufficient to enable redevelopment of parking areas if they are no longer needed, and no changes to the policy are required to address this point.

SC7A.2. iv.

Would the preparation of a masterplan assist in securing sustainable development on the site?

23. The Science Park is an important employment location, and it is important the plan supports its continued success. Since the plan was submitted, a number of proposals have come forward for redeveloping areas of the site, and further applications are anticipated.
24. A masterplan would assist in ensuring that where necessary there is appropriate consideration of site wide issues. This issue has been raised with site owners through the planning application process but has not been forthcoming to date.
25. The Council would support reference to a masterplan / Development Brief being required for the site, which should take the form of a Supplementary Planning Document.

SC7A.3 New Policy E/1B: Cambridge Biomedical Campus Extension – Proposed Modifications PM/SC/8/A and PM/SC/8/B

SC7A.3. i.

Could the exceptional circumstances necessary to release land from the green belt be demonstrated in relation to the campus extension development?

26. The Council's position as stated in the Matter 6 Green Belt statement (paragraph 4)¹¹ is that need for jobs can comprise exceptional circumstances justifying a review of the Green Belt but only so far as this would not cause significant harm to Green Belt purposes. Supporting economic growth is an objective of the Submitted Local Plan¹². The Council's Matter 4 Employment and Retail statement¹³ sets out the Council's support for the continued success of the Greater Cambridge economy.
27. 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.
28. NPPF¹⁴ paragraph 7 makes it clear that the economy is an important aspect of sustainability and the planning system has a role in promoting sustainable development. Paragraph 20 requires local planning authorities should plan proactively to meet the development needs of business. Paragraph 21 (third bullet) encourages plans to provide flexibility. Supporting economic growth is an objective of the Submitted Local Plan.
29. The Biomedical Campus is an important part of the economic success of the Cambridge area, where significant infrastructure investment has already taken place. This large site was removed from the Green Belt through the Cambridge Local Plan 2006 to support the healthcare, teaching and biomedical research cluster. Significant parts of the site are now being taken up. The allocation of additional land where there are appropriate opportunities would provide additional flexibility for further expansion of the CBC should this prove necessary during the plan period.
30. The findings of the new Inner Green Belt Study demonstrate that an area of land adjoining the CBC may be released from the Green Belt without long term harm to the purposes of the Green Belt¹⁵. The Inner Green Belt Review 2015 at paragraph 6.13.5 states that limited development could be undertaken without significant long-term harm to Green Belt purposes, if carefully planned and designed. The Council therefore considered whether it is appropriate to respond to this opportunity to allocate land for an extension to the CBC to deliver high quality biomedical

¹¹ Matter 6 Green Belt Joint Matter Statement by Cambridge City Council and South Cambridgeshire District Council M6/CCC & SCDC

¹² South Cambridgeshire Submission Local Plan 2014 Policy S/2 Objective a.

¹³ Joint Matter 4 Hearing Statement (M4/CCC & SCDC) paragraph 3

¹⁴ RD/NP/010

¹⁵ Cambridge Inner Green Belt Boundary Study (November 2015) (RD/MC/030) Sector 10, paragraph 6.13.5

development on the edge of Cambridge with its locational benefits on land that the latest Green Belt evidence concludes could be developed without causing significant harm to the purposes of the Cambridge Green Belt.

31. There was support from stakeholders, including Cambridge University¹⁶, the Cambridge Network¹⁷ and Liberty Property Trust one of the developers of Phases 1 and 2 of the CBC¹⁸. The landowner, Cambridgeshire County Council, also supports the proposal and has subsequently undertaken a suite of studies that have been provided to the Council¹⁹. The Council has undertaken an assessment of the documents provided and concluded that it provides evidence of the suitability and deliverability of the site²⁰.
32. Taking these factors into account, the Council considers that there are exceptional circumstances justifying a change to the Green Belt to allocate the proposed extension to the Biomedical Campus and at its meeting of 17 November 2017²¹ agreed a proposed modification to allocate the site, which is included in the schedule at Appendix 2.

SC7A.3. ii.

Would the development of the site have an adverse effect on biodiversity in this location?

33. The majority of the site comprises arable habitat of generally low ecological value although it supports a number of farmland bird species including red list birds of conservation concern including Corn Bunting, Grey Partridge, Skylark and Yellowhammer. The site is partially bounded by a damp ditch and established hedgerows and off-site woodland blocks that provided species and structural diversity. These features are considered to be of local ecological value and these will be retained and buffered within a continuous broad corridor of shrub, tree and grassland planting, to provide enhanced foraging and commuting opportunities for a range of local fauna at the site level including foraging and commuting bats, and tree/shrub nesting birds.
34. A recent extended Phase 1 habitat survey and desk study has concluded that there would be some minor adverse impact on local farmland birds of species that use open arable habitats due to a loss of arable habitat on the site²², but it concludes that given the size and location of the site and the continued availability of similar habitat within the wider landscape residual effects due to displacement are not considered to be significant. In this regard it can be noted that the ecological survey data presented

¹⁶ Representation 65241

¹⁷ Representation 65385, 65389

¹⁸ Representation 65724

¹⁹ Land South of Cambridge Biomedical Campus – Evidence documents (RD/MC/160)

²⁰ Council's Assessment of land South of Cambridge Biomedical Campus (RD/MC/161)

²¹ South Cambridgeshire District Council Meeting 17 November 2016 - South Cambridgeshire Local Plan Update (RD/CR/670)

²² Ecological Appraisal Report included in Land South of Cambridge Biomedical Campus – Evidence documents (RD/MC/160) including at table 5

by Mr Meed in representation 65138 comprise data from a square kilometre (100 hectares of which the proposed development site comprises 8.91 hectares). Specific reference is also made to the field being used for Grey Partridge and Corn Bunting. Mr Meed's survey is considered in the Phase 1 study²³ having been provided to the ecological consultants by the Council.

35. More generally the development will provide for habitat enhancement at the site level, with extensive additional green infrastructure and tree planting, a boundary ditch, permanent ponds, and a water balancing facility necessary to mitigate surface water flood risk and areas of more formal planting to provide a net biodiversity gain across the site²⁴.
36. The Ecological Appraisal concludes that no impact is anticipated to the integrity of the neighbouring Nine Wells Local Nature Reserve (LNR) or any other designated site. The proposed policy includes at subsection (b) a requirement that the development provides an appropriate landscaped setting for the LNR, and that built development is set back away from the south-western corner of the site.
37. The Ecological Consultants have subsequently provided an addendum letter to their appraisal to address concerns raised by Mr Meed with District Councillors before the site allocation was confirmed in November 2016 and have also provided two RSPB leaflets which set out ways in which farmland bird impacts could be mitigated if appropriate²⁵. Their letter states that the desk study undertaken is sufficient to inform an assessment of the impacts to the bird assemblage and that it is highly unlikely that further bird surveys would alter or further inform the conclusions of the impact assessment. The letter observes that it is well documented that declines in farmland bird species are largely as a result of agricultural intensification and not through site development. The letter states that the loss of corn bunting, grey partridge and skylark as potential breeding species from the site and the effect of this has been considered within the impact assessment. The Ecological consultants maintain their conclusion that given the size of the site and the availability of further suitable extensive arable farmland habitats immediately adjacent to the site, the loss of the site is not likely to significantly affect local populations of farmland birds. The letter concludes by noting that the proposed green infrastructure on the site will provide habitat opportunities for non-farmland bird species many of which are amber and red listed species of conservation concern.
38. Consideration has been given to the concerns of consultees including the Wildlife Trust (representation 65185) that the development could increase footfall in the Nine Wells LNR. To address this concern, further proposed modifications to policy E/1b are intended to ensure that there is no pedestrian access from the site to the east,

²³ Ecological Appraisal Report included in the CBC evidence pack - Land South of Cambridge Biomedical Campus – Evidence documents (RD/MC/160) See paragraphs 3.4, 4.12, 5.23 and Table 5

²⁴ Ecological Appraisal Report included in Ecological Appraisal Report included in the CBC evidence pack Land South of Cambridge Biomedical Campus – Evidence documents (RD/MC/160) See paragraphs including 5.6, 5.11-5.17, 5.25, 5.29 and 5.30

²⁵ RD/MC/162, RD/MC/163 and RD/MC/164

south and west²⁶. The extensive on-site green infrastructure including the open areas needed to provide for sustainable drainage will help to retain staff on-site during breaks.

39. The proposed policy is intended to ensure that biodiversity is enhanced as is required by NPPF paragraphs 109 and 118, and impacts mitigated. In particular section f) of the policy requires development to “*demonstrate regard for the conservation of farmland biodiversity and deliver an overall net gain in biodiversity*”. These are policy objectives that can be achieved through the development management process when a planning application to develop the site is submitted.

SC7A.3. iii.

Can surface water flooding issues be satisfactorily addressed?

40. Yes, a recent Flood Modelling and Drainage Strategy Report has concluded that surface water flood risks can be mitigated²⁷. The flood modelling has shown that surface water run-off from adjacent areas is a source of potential flood risk. Flooding was predicted to occur in the 30 year event and all more extreme flood events. Surface flood water enters the site from the south and eastern boundaries, and flows in a south-westerly direction across the site.
41. However the flood modelling has also demonstrated that the flood risk can be effectively mitigated by construction of a perimeter ditch to catch the surface water run-off and convey it to the main drainage network. Mitigation measures including flow control and an appropriate storage volume will be required to prevent any detrimental impact on water levels and flows downstream. Storage could be provided in the form of attenuation ponds, online weirs with widened ditches, or in combination with the on-site surface water drainage system. Off-site measure to contain overland flow might also be considered within the landowners landholdings.
42. A geotechnical desk study assessment indicates that the groundwater underlying the site does not contribute to the Nine Wells spring line²⁸. The Nine Wells springs are served by water from the higher ground to the south and east. As the site is not connected to the Nine Wells aquifer, any minor residual impact on ground recharge rates from the site will not impact on the spring flows. The proposed policy includes a requirement to demonstrate and incorporate suitable measures to ensure that there will be no material adverse impact on the volume, pattern of flow or water quality of the chalk springs at Nine Wells and Hobson’s Brook and Conduit. (subsection c of proposed Policy E/1B).
43. Some additional surface water run-off will be generated by the impermeable surfaces of the proposed development. A maximum allowable discharge of 2 l/s/ha is

²⁶ Appendix 2 Proposed Modifications - Policy E/1b sections e) and f).

²⁷ Included in the Ecological Appraisal Report included in the CBC evidence pack Land South of Cambridge Biomedical Campus – Evidence documents (RD/MC/160)

²⁸ See Appendix D of the Flood Modelling and Drainage Strategy Report Ecological Appraisal Report included in the CBC evidence pack Land South of Cambridge Biomedical Campus – Evidence documents (RD/MC/160)

suggested in the study, in line with adjacent developments on the CBC in Cambridge. A management train of SuDS measures is recommended by the Flood Modelling and Drainage Strategy Report to promote water quality and mitigate the impacts on water quality and quantity on the watercourse flowing from the Nine Wells Springs which it joins just to the east of the railway line. A large storage pond in the lowest western corner of the site is suggested, with water conveyed to the pond via a conveyance ditch, swales, rills and rain gardens that further supplement the storage. This arrangement is reflected in the Indicative Masterplan included in the CBC evidence pack. The proposed policy includes a requirement to 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 (subsection d of proposed Policy E/1B).

SC7A.3. iv.

Could the transport impacts which would arise as a consequence of the development of the site be satisfactorily mitigated?

44. Yes, a recent Preliminary Site Access Study has concluded that the proposed site is suitable for development from a highways and transport perspective²⁹. The conclusions of the study are that the site can accommodate approximately 30,685 square metres of Laboratory and Office land use.
45. Vehicular access to the proposed development can be provided via two priority T Junctions from Dame Mary Archer Way. Dame Mary Archer Way was constructed in 2013 to provide access to future development in the area and is considered to be of a good quality and well aligned in the vicinity of the site.
46. The existing cycle and pedestrian facilities in the vicinity of the site will ensure that the proposed development can be accessed sustainably and be well connected to existing and future developments adjacent to the site.
47. Nearby bus stops at Addenbrooke's Hospital will ensure that the development will have excellent public transport access to Cambridge and the wider area, including access to the Cambridge Guided Busway that provides fast and frequent services around the city.
48. Based on the multi modal analysis and the applied modal splits, the proposed development is forecast to generate 171 and 146 car driver trips during the AM and PM peak hours, and 931 car driver trips over the course of a typical day. The addition of vehicle trips associated with the proposed development on Dame Mary Archer Way is forecast to have a minimal impact on the operation of the east and west Phase 2 site access junctions as both are predicted to operate with a considerable amount of spare capacity in all scenarios assessed.
49. The County Council as Highways Authority has reviewed the Preliminary Site Access Study and has commented that this part of Cambridge already experiences significant traffic congestion. The Highways Authority therefore calls for any development to be

²⁹ Cambridge Biomedical Campus – Evidence documents (RD/MC/160)

built around sustainable travel modes and controlling on-site car parking in accordance with a travel plan.

50. In regard to this emphasis on sustainable travel, section (i) of the policy requires development to include measures to enhance access to and within the Cambridge Biomedical Campus including provision for cyclists, pedestrians, wheelchair users and people with disabilities, and mitigate impacts on the wider road network and parking in the surrounding area³⁰.
51. It can also be noted that support is growing for the provision of a new railway station to serve the CBC. The Cambridgeshire Long Term Transport Strategy at page 4-12 includes provision for such a station to be delivered from the early to mid 2020's³¹ A study funded by Astra Zenica published in June 2016 indicated that a new station could be built without major network upgrades, be funded by the private sector, and be delivered sooner than previously expected³². Very recently Hansard records the Transport Minister Paul Maynard stating³³ on the 8th November 2016:
"They are ambitious, yes—but rightly so. They do not necessarily need to be either expensive or hard to achieve. Suggestions include improving pedestrian and cycle access at Northumberland Park and Whittlesford Parkway, new platforms at Stratford and a new station at Addenbrooke's, supporting growth in Cambridge's biomedical sector. The hon. Member for Cambridge asked for an update, and I am happy to confirm that we are working closely with Cambridge County Council to deliver that as soon as we can. I do not have any precise timings yet, but the detailed study of the viability of the new station is being undertaken with the county council and I hope to have more news soon".

SC7A.3. v.

Would the proposal for the site to connect to the energy source at Addenbrooke's Hospital be both feasible and viable?

52. The Council accepts the thrust of the representations made by Cambridge University Hospitals NHS Foundation Trust³⁴ concerning the energy centre, and has modified the proposed policy³⁵ and its supporting text accordingly and to reflect the wording used in legal agreements for the phase 2 site within Cambridge³⁶.
53. In summary these make it clear that energy will not be supplied to the CBC site as a whole but to appropriate new clinical buildings for the Cambridge University Hospitals

³⁰ Appendix 2 Proposed Modifications - Policy E/1b section i).

³¹ RD/T/095

³² Reported in the media but no copy supplied to this Council

³³ <https://hansard.parliament.uk/Commons/2016-11-08/debates/3758D8F2-94AB-40E9-A717-18DBD5554260/WestAngliaTaskforceReport#contribution-692FEC5B-976C-4F9D-9240-7D210E43DE7E> Column 538WH

³⁴ Representation Number 65611

³⁵ Appendix 2 Proposed Modifications - Policy E/1b section j.

³⁶ Modifications to the policy that was subject to consultation in November 2015 can be viewed in Appendix A of the Council Report (on page 237 to 245) - South Cambridgeshire District Council Meeting 17 November 2016 - South Cambridgeshire Local Plan Update (RD/CR/670)

NHS Foundation Trust which may be developed on the site. The policy wording already makes it clear that such connection would only be required where feasible and viable.

54. Such buildings may not be developed on the site. If they are at some point in the future the feasibility and viability of connecting them to the energy centre would then be assessed.

SC7A.3. vi.

Would the site be of sufficient size to meet the needs of bio-medical and healthcare research in this locality?

55. It is important to see the Cambridge Biomedical Campus / Addenbrooke's in the context of the wider area, and the level of employment land supply available across the area. It should not be looked at in isolation. Biomedical and healthcare research takes place in a range of locations in the Greater Cambridge area, and beyond. The cluster does not rely on all firms being in one location. The biotech and pharmaceutical cluster stretches from Cambridge to south into South Cambridgeshire (and in particular the southern business parks), into Uttlesford and further to Stevenage and London, as part of the London Stansted Cambridge corridor anchored at its southern end by the new 93,000 sqm Francis Crick Institute at Kings Cross. The Cambridge Cluster is a Research and Development cluster with a global scale and reach, with successful businesses across a wide geographical area.
56. Some of the firms relocating to the Cambridge Biomedical Campus / Addenbrooke's are moving from within the Sub-Region. For example, Abcam are moving from Cambridge Science Park, some of Astra Zeneca's employees are moving from Granta Park, and Papworth Hospital is moving from Papworth Everard. All of these moves will help free up employment space elsewhere in the two authorities' areas.
57. The Councils recognise the importance of life sciences and biomedical research in the Greater Cambridge area. They responded to this by allocating a significant employment allocation that will deliver around 180,000m² employment floorspace in the Cambridge Local Plan at the Cambridge Biomedical Campus / Addenbrooke's, which will make a significant contribution to meeting employment needs and delivering the jobs anticipated by the Local Plans. Whilst a substantial amount of this land has been committed, the majority of this space has yet to be completed.
58. Take-up of land at the Cambridge Biomedical Campus / Addenbrooke's has been faster than anticipated, particularly since Astra Zeneca decided to relocate to Cambridge in 2013, taking up an unusually large site by a single business. However the Council does not accept that it is reasonable to project future take-up rates based on large "one-off" moves, such as Astra Zeneca and the Papworth Hospital relocation. Furthermore, the Council considers that take-up of land at this location is a positive thing, and demonstrates the ongoing success of the strategy across both Councils' Local Plans, and that the level of jobs provision in the plans is achievable.
59. The Council recognises the success of the CBC, and that it is therefore attractive to firms. The additional allocation proposed in South Cambridgeshire would add a

further 8.9 hectares of employment land. This is a significant employment land supply to provide flexibility for future growth at CBC.

60. The additional proposed allocation reflects an opportunity to do so without causing significant harm to Green Belt purposes, informed by and responding to the latest Green Belt Study. However, the Council does not accept that there is evidence of an outstanding need that would justify exceptional circumstances to warrant allocation of further Green Belt land, particularly where to do so would cause significant harm to the purposes of the Green Belt.

SC7B Policy E/2: Fulbourn Road East (Fulbourn) – Proposed Modification PM/SC/8/C

SC7B.i.

Is the area of land allocated, as proposed to be modified (PM/SC/8/C – 4.3 ha), consistent with the need for employment uses in this location having regard to paragraph 2.36 in the supporting text to Policy S/5?

61. The allocation of land South of Fulbourn Road East was considered at Matter 6C. The statement set out the Council's position regarding exceptional circumstances for land at Fulbourn Road East, as being that the site had been identified as one that could be released without significant harm to Green Belt purposes and provides an opportunity for additional employment development on the edge of Cambridge consistent with the Councils' Employment Land Review that notes the importance of sites on the edge of Cambridge. This is consistent with the Council's approach that jobs and homes can provide exceptional circumstances justifying a change to the Green Belt in the Local Plan, but only where this would not cause significant harm to Green Belt purposes.
62. Since the hearing and as part of the response to the Inspectors' letter of May 2015, the Councils have prepared a new Green Belt study. The Inner Green Belt Review 2015 reaches the same conclusions as the Councils' earlier evidence for the majority of the inner Green Belt boundary, with two notable differences. One of those is in relation to land at Fulbourn Road East. At paragraph 6.16.6 the study agrees with the earlier study that, '...little further harm to Green Belt purposes would arise from a further release of land for development adjacent to Peterhouse technology Park, if carefully planned ...'. However, it concludes that this applies to a smaller area of land than is allocated in Policy E/2 of the Submitted South Cambridgeshire Local Plan. A modification has therefore been proposed to reflect the findings of the latest study.
63. NPPF paragraph 7 makes it clear that the economy is an important aspect of sustainability and the planning system has a role in promoting sustainable development. Paragraph 20 requires that local planning authorities should plan proactively to meet the development needs of business. Paragraph 21 (third bullet) encourages plans to provide flexibility.
64. Supporting economic growth is an objective of the Submitted Local Plan³⁷. The Council's Matter 4 Employment and Retail statement³⁸ sets out the Council's support for the continued success of the Greater Cambridge economy. It is this support for economic growth that has led to the proposal to review and revise the Green Belt boundary to provide additional land for economic development adjacent to the Peterhouse Technology Park, where to do so would give rise to no unacceptable harm to green belt purposes. The Peterhouse Technology Park is a successful part of the Cambridge economy. Most of the site is occupied by ARM, who have recently gained planning permission to expand the site on land in Cambridge identified through the Cambridge local plan. The allocation provides an opportunity to deliver

³⁷ South Cambridgeshire Submission Local Plan 2014 Policy S/2 Objective a.

³⁸ Joint Matter 4 Hearing Statement (M4/CCC & SDCD) paragraph 3

sustainable extension to a successful existing business park, providing additional flexibility to support economic growth.

65. 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 Inner Green Belt study demonstrate that land in this location may be released from the Green Belt without causing significant harm to Green Belt purposes, and thereby provide an opportunity to allocate land on the edge of Cambridge adjacent to the Peterhouse Technology Park, and an opportunity for additional employment development on the edge of Cambridge in accordance with the Councils' Employment Land Review³⁹, that notes the importance of sites in and on the edge of Cambridge.
66. The allocation is referenced in paragraph 2.36 of the Submitted Local Plan, as it forms part of the development strategy identified through the plan making process, providing a flexible supply of employment land including land on the edge of Cambridge.

SC7B.ii.

Is the proposed reduction in the size of the allocation (PM/SC/8/C) justified by the findings of the Inner Green Belt Boundary Study 2015?

67. The proposed reduction of the size of the allocation is fully justified by the Inner Green Belt Boundary Study 2015⁴⁰.
68. Examination Matter 6c considered the Land at Fulbourn Road East, and addressed in the Councils' Hearing Statement M6/CCC & SCDC, including the impact of the proposed development on the purposes of the Green Belt, and whether there any (other) reasons why development should be resisted or any overriding constraints to development. Subsequent to this hearing, and the Inspectors letter of 20 May 2015⁴¹, the Council commissioned further evidence on the Inner Green Belt with Cambridge City Council.
69. The Green Belt Review 2015 (See Sector 13) agreed that land can be released from the Green Belt here without significant harm to Green Belt purposes but concludes that this only applies as far as the roundabout with Yarrow Road. This is explained on pages 147 and 148 of the Cambridge Inner Green Belt Boundary Study 2015. (It should be noted that the methodology used in this study has already been subject to an examination hearing (Matter PM2), and addressed in the Councils' Hearing Statement PM2/CCC & SCDC).

³⁹ RD/E/020 paragraphs 3.37 and 4.20

⁴⁰ Cambridge Inner Green Belt Boundary Study (November 2015) (RD/MC/030)

⁴¹ Letter from the Inspectors to the Councils dated 20 May 2015 regarding Preliminary Conclusions (RD/Gen/170)

70. In response to the findings the Council proposed a Modification identifying a smaller site to ensure no significant adverse impact on the Green Belt. This was subject to consultation between December 2015 and January 2016⁴². Representations were considered by the Council in March 2015, and it was determined that this modification should be proposed to the Inspectors⁴³. Responses to the issues raised are documented in the Proposed Modifications Report on Consultation March 2015⁴⁴, and are covered below.
71. Commercial Estate Group object⁴⁵ to the Proposed Modification. At paragraph 3.15 of their submission on behalf of CEG, Tyler Grange challenge LDA Design's parameter for a Green Belt release in sub area 13.1 that it should extend no further east than the Yarrow Road roundabout, which LDA Design's Study states to be the furthest extent of the urban area from the historic core. Tyler Grange have set out three grounds for arguing that the urban area extends further east than the Yarrow Road roundabout but LDA Design does not accept these⁴⁶. LDA consider that development west of Yarrow Road on the north side of Fulbourn Road is typical medium density suburban development, unmistakably part of the urban area, and it is entirely appropriate that it is not included in Green Belt. East of Yarrow Road is existing Green Belt and development in this area comprises scattered buildings within an extensive green, landscaped setting, namely the redeveloped almshouses (affordable housing, through demolition and replacement of existing dwellings), Fulbourn Hospital and Capital Park. The great majority of the buildings in this area are set 150 metres or more back from Cambridge Road, giving it a green, rural character which does not change until the Yarrow Road roundabout.
72. Tyler Grange (at para 3.18 of their submission) argue that a boundary aligning with the Yarrow Road roundabout would not be compliant with NPPF paragraph 85 which requires Green Belt boundaries to be defined clearly, using physical features that are readily recognisable and likely to be permanent. A number of previous Green Belt releases and development allocations around Cambridge in recent years have created new Green Belt boundaries which do not follow pre-existing landscape features (e.g. North West Cambridge, Trumpington Meadows and Glebe Farm). However, masterplans have been developed for the released land which create strong, clear and defensible Green Belt boundaries moving forward. In the case of Addenbrooke's Road between Hauxton Road and the A1301, the scheme has been built out and now creates a strong, clear and defensible boundary that is capable of being permanent. It is anticipated that the same approach will be taken in relation to the proposed releases and allocations.

⁴² Cambridge and South Cambridgeshire Modifications Consultation Report (November 2015) (RD/MC/010) Modification PM/SC/8/C

⁴³ South Cambridgeshire District Council: Full Council Local Plan Meeting: 23 March 2016 (RD/CR/590).

⁴⁴ Cambridge and South Cambridgeshire Summaries of Representations to the Consultation on Proposed Modifications (March 2016) (RD/MC/130) Page A221 – A222

⁴⁵ Representation 66021

⁴⁶ Cambridge Inner Green Belt Boundary Study (November 2015) (RD/MC/030) Appendix 1 section 5

SC7C Policy E/3: Allocations for Class B1 Employment Uses

SC7c. ii.

Could the Council clarify whether the outline planning permission for the Pampisford: West of Eastern Counties Leather site is still extant?

73. An outline planning permission (S/1363/10) was granted in September 2011 for B1 business development at Iconix (the southern parcel of this allocation). The planning permission has since lapsed, in September 2016; no reserved matters planning application(s) were submitted.
74. No relevant planning application(s) have been submitted or planning permission(s) granted on the northern parcel of this allocation.

SC7D Policy E/4: Allocations for Class B1, B2 and B8 Employment Uses

SC7d. i.

Could the Council clarify whether phase 2 of the Papworth Everard: Ermine Street South has been commenced?

75. Full planning permission (S/1079/13) was granted in September 2013 for B8 Storage & Distribution Warehouse with ancillary offices and parking. Phase 1 of the development has been built, however phase 2 of the development is outstanding.
76. Full planning permission (S/0588/14) was granted in October 2014 to use the land identified for phase 2 as a temporary car park for Papworth Hospital NHS Foundation Trust either until October 2019 or when no longer required whichever is the sooner.
77. A map illustrating these consents is included in Appendix 4.

SC7E Policy E/5: Papworth Hospital

Introduction

78. The world renowned Papworth Hospital lies at the heart of Papworth Everard: to many people the name Papworth means the Hospital. The character of the village itself derives from the establishment of the Hospital in 1918 in the grounds of Papworth Hall as a colony to treat patients with tuberculosis - a ground-breaking place which becomes famous for its treatments and for helping people to return to work after convalescence. From this was established the Papworth Village Settlement which built houses for recuperating patients and their families. These lie predominantly along Ermine Street which forms the main spine for the village and they give the village much of its present character. As well as housing, the Trust also established industries in the centre of the village adjacent to the Hospital to provide work for recuperating patients. In later years the Hospital and the Trust widened their scope. The Hospital's cardio-thoracic unit is now world renowned for its work on transplants while the Trust moved into dealing with the needs of people with disabilities.
79. The village has undergone substantial development. The County Council's Structure Plan of 1989 identified it as a location for an additional 1,000 homes in response to a perceived need to create a more balanced community. Previous Local Plans allocated land for development to accommodate this in four locations on the edge of the village and in the village centre. This was a substantial scale of development given the scale of this Minor Rural Centre reflecting the unusual characteristics of the village. Other industries in the centre of the village have now largely been replaced by dwellings. A new business park has been developed on the southern edge of the village. A bypass has been built to the west of the village, in part funded by developer contributions.
80. The hospital brings workers, patients and visitors into the centre of the village. The hospital provides around 1,700 jobs in the village⁴⁷, delivering over half of the jobs in the Papworth and Elsworth ward at 2011. The loss of employment from the hospital site would therefore have a significant impact on the economy of the village.
81. Papworth Hospital will be relocating to the Cambridge Biomedical Campus, a move that has been planned for some years, and the new hospital is now under construction. The loss of the hospital will have a considerable impact on the village of Papworth Everard. This impact will be economic, social, and environmental. It is a unique site within a unique village that requires a tailored response. The Council sought to address the impact of this move on the village of Papworth Everards, by

⁴⁷ The Papworth Hospital NHS Foundation Trust website indicates they employ 1633 staff. http://www.papworthhospital.nhs.uk/content.php?/about/facts_figures Census 2011 indicates the village had a work place population of 3277.

including policy SP/10 in the Site Specific Policies DPD (adopted in 2010)⁴⁸. This policy was developed with local stakeholders, including the Parish Council.

82. The Inspectors concluded that, *'Given the nature of the relationship between the Hospital and the village, we consider that the Policy is right to require the Hospital site to be marketed for healthcare use before other employment uses are considered. In addition to the factors set out above, those villagers directly employed by the Hospital have skill levels and particular types of skill which would not lend themselves to re-employment in other uses, but would be suited to a replacement healthcare use. The Hospital is labour intensive compared with other employment uses. Patients use the village centre and its services. The services and facilities in the village have grown up partly in response to the scale and type of employment and visitors arising because of the Hospital. The sequential approach set out in part 3 of Policy SP/8, placing healthcare uses first in the sequence, is the most appropriate approach and is based on sound evidence.'*⁴⁹
83. The Local Plan review provided an opportunity to consider whether that approach remains appropriate. The site has been suggested for residential led development through the call for sites for the Strategic Housing Land Availability Assessment. The South Cambridgeshire Issues and Options Report 2012⁵⁰ sought views on what the Papworth Hospital site should be used for when the hospital relocates, and proposed 3 options:
- A preference for continuation of healthcare on the site, and only if a suitable user cannot be found, other employment uses compatible with adjoining residential;
 - Employment uses that would be compatible with adjoining residential;
 - Housing led development, including mixed uses.
84. The consultation responses showed most support for the retention of the existing policy and sequential approach⁵¹. Continuation of the existing policy is supported by Papworth Everard Parish Council as the relocation of the hospital will be a significant loss of employment and without a major new employer in the village, preferably in healthcare, it will be a challenge to achieve a sustainable future for the village. The usage of the site is critical to maintaining the vitality of Papworth Everard by maintaining a sustainable balance between housing and employment in the village.
85. The village does not serve a significant rural hinterland, due to the presence of Cambourne, St.Ives and Huntingdon. The close proximity of the hospital, within a short walking distance of the village centre, underpins the economic vitality of the facilities which have been and are being established there. Local businesses (such as taxis, B&B, shops etc.) are reliant on trade generated by patients and relatives.

⁴⁸ South Cambridgeshire District Council Site Specific Policies Development Plan Document (RD/AD/120)

⁴⁹ South Cambridgeshire Sites Specific Policies DPD Inspectors Report 2010 (RD/AD/210) paragraphs 13.10 and 13.11.

⁵⁰ South Cambridgeshire District Council Issues and Options Report 2012 (RD/LP/030) Issue 111

⁵¹ Draft Final Sustainability Appraisal (March 2014) (RD/Sub/SC/060) Annex A – Audit Trail Chapter 8 Page A687 to A692

The vitality of the enhanced village centre facilities must be in part dependent upon the trade this brings. Without the day to day usage generated by the hospital site, those services could diminish, making the village a less sustainable location for development.

SC7E.i.

Is the term “healthcare” sufficiently precise in this context? Should it be defined in the policy?

86. The Papworth Hospital Trust seek a change to refer to specific types of healthcare (hospitals, nursing homes, residential care homes, clinics and health centres) in order to be effective.
87. Policy E/5 seeks to achieve the continuance of the mutually beneficial relationship between hospital and village if possible. A use should be sought for the hospital with a similar patient treatment function which replicates the existing activity as closely as possible. This might include some other form of health specialism or a private hospital. The hospital site currently includes a number of operating theatres, labs, and wards that accommodate patient beds, which could continue to be used by an alternative occupier.
88. The term ‘Healthcare’ provides a breadth of employment opportunities and the hospital employs a large number of local residents from the unskilled to highly specialised doctors and therefore the site should remain in employment use, seeking a healthcare user as a preference, in order to maintain the employment balance in the village and achieve the continuance of the mutually beneficial relationship between hospital and village.
89. The loss of employment from the hospital site would have a significant impact on the economy of the village, and the ability of people to find work locally. Other employment uses on the hospital site would at least maintain a balance between homes and jobs in the village, but would not provide the current jobs profile.
90. Listing specific uses in the way proposed by the Papworth Trust has the potential to reduce or undermine opportunities to use the vacant hospital site in a way that responds to the wider objective of the policy.

SC7E .ii.

Is the 2 year marketing period set out in paragraph 2 of the policy realistic in the context of the closure/vacation timetable for the hospital as the construction phase of the replacement on the Addenbrooke’s site is likely to be complete by early 2016? Has the marketing of the site already begun?

91. An alternative healthcare use would have the benefit of replicating existing employment patterns, providing the most sustainable approach. The benefits of this approach mean that it is sound to require applicants to demonstrate with evidence why this is not possible, before considering other employment uses.

92. The Papworth Hospital Trust⁵² is concerned that the policy would require marketing to start before the policy has been adopted in the new Local Plan. This was in the context of the new hospital opening in early 2017, requiring them to start marketing in 2014 to complete it before the site was vacated, otherwise it would be vacant for a period of time to comply with the policy. They propose to amend the period required from two years to one year.
93. Relocation of the hospital has been under consideration for over 10 years. A policy was prepared and considered through the last round of plan making clearly establishing the requirements of the Local Planning Authority, to market the site to maximise the opportunity to provide continued use of the site for healthcare uses. Including the policy in the Local Plan represents a continuation of the approach, rather than imposing a new requirement.
94. The Policy in the adopted Site Specific Policies DPD⁵³ Policy SP/10 (paragraph 3) requires:
- A sequential approach will be taken to finding replacement uses beginning with healthcare. Only if a suitable healthcare use or uses cannot be found after the site has been marketed for healthcare for a period beginning no later than mid 2006 and ending no earlier than 2 years before the final closure and vacation of Papworth Hospital would other employment uses within the B1 use classes that would be compatible with this location in the centre of Papworth Everard be permitted.*
95. The Adopted policy seeks marketing to begin as soon as possible, to provide the maximum opportunity to find a suitable occupier. It also sought to ensure that marketing continued near to the time that the site became available, to avoid the exercise being carried out so far in advance that the site would not be considered available to occupiers and not therefore represent reasonable evidence of demand from alternative healthcare uses.
96. Reflecting that time had passed since the Site Specific Policies DPD, the new policy is different, requiring a minimum of two years marketing for healthcare uses. At the time of submission and anticipated timescale for adoption of the Local Plan it was capable of being complied with before the hospital moved. The submitted plan maintained the requirement for time to be allowed for effective marketing to take place for healthcare uses.
97. With delay to the plan making process, and the new site under construction with opening date now being established at April 2018, it is not possible to comply with the submitted policy prior to the relocation of the hospital, if marketing has not already commenced. The wording of paragraph 2 of the policy therefore needs to be revised.
98. The Council considers it is absolutely vital there is an effective marketing exercise for healthcare, which maximises opportunities to secure such uses. This is a reasonable

⁵² Representation 60377

⁵³ South Cambridgeshire District Council Site Specific Policies Development Plan Document (RD/AD/120) Policy SP/10 (Page 26)

planning response to the circumstances of this site. There has been every opportunity to demonstrate full compliance with the adopted and emerging policies. Even now, there is no reason that a suitably worded policy seeking marketing cannot be complied with.

99. A one year period, as suggested in the representation, would not be a sufficient period given the scale and importance of the site and the potentially limited pool of potential occupants. A two year period should continue to be applied. A modification is proposed below, and included in appendix 2.

Amend Policy E/5 paragraph 2 to read:

Only if a suitable healthcare use or uses cannot be found after the site has been marketed for healthcare for a period of no less than 2 years ~~before the final closure and vacation of Papworth Hospital~~ would other employment uses within the B1 Business Use Class compatible with this location in the centre of Papworth Everard be permitted.

SC7E .iii.

In paragraphs 3(a), (b) and (c) of the policy is the intention to preserve rather than maintain?

100. Papworth Hospital NHS Foundation Trust⁵⁴ consider that the term 'maintain' used under subsections a - b lacks precision, and 'contribute to' should be used instead. The word 'maintain' gives a much clearer indication of the policy goal than 'contribute to', and the wording change would undermine the effectiveness of the policy. It is therefore not supported.
101. In the context of 3 a and b, 'maintain' would appear to have the same effect as 'preserve'. A change is therefore not required.
102. Policy E/5 paragraph 3c is addressed under question SC7E .iv. below.

SC7E .iv.

Should paragraph 3(d) also include the requirement to preserve or enhance the character or appearance of the Papworth Everard Conservation Area?

103. In response to the representor's comments a modification was proposed to Policy E/5 paragraph 3c by the Council alongside the Submitted Plan⁵⁵. This would reflect paragraph 137 of the NPPF, which requires that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance.

⁵⁴ Representation 60380

⁵⁵ Schedule of Proposed Minor Changes to the Proposed Submission Local Plan (March 2014)
RD/Sub/SC/040

MC/8/01

Amend Policy E/5 paragraph 3c to read:

'Maintain **and enhance** the ~~present~~ setting of Papworth Hall'.

104. It is acknowledged that the same principle would apply to paragraph 3d, therefore the Council would support a further change for consistency with national policy.

Amend Policy E/5 paragraph 3d to read:

Preserve **and enhance** buildings on the site identified in the Papworth Everard Conservation Area Appraisal that contribute to the setting of the village and history of the site.

SC7E .v.

Is paragraph 4 of the policy sufficiently flexible to enable the realistic prospect of viable re-use of redundant or derelict buildings on the site?

105. Paragraph 4 of the policy is sufficiently flexible to enable the realistic prospect of viable re-use of redundant or derelict buildings on the site, and reflects the context of the site and its importance to the village.
106. Redevelopment for housing would not address the homes / jobs balance in the village, and would not enable sustainable development. The village in recent years has already included significant residential development. The Summersfield development of 351 dwellings in the South West of the village is nearing completion. Around 60 dwellings are planned on the Papworth West Central area. The Council has recently resolved to grant planning permission has recently for 215 dwellings at The Ridgeway. This emphasises the importance of maintaining employment uses.
107. Section 4 of the policy clarifies that residential development of the hospital site will not be permitted other than for the specific exceptional circumstances detailed. The Papworth Everard Conservation Area Appraisal⁵⁶ identifies a number of buildings of local architecture or historic interest around the setting of the parkland and the Listed Papworth Hall. The policy reflects the circumstances of the site, where these buildings are important to the townscape and character of the Papworth Hall area.
108. Section 4 does not 'implicitly accept reuse of buildings for residential purposes as part of a sequential approach' as the representation by the Papworth Trust suggests⁵⁷. Indeed, the Inspectors Report on the Site Specific Policies DPD states, 'Residential development should not form part of the sequence (except as envisaged in part 5 of the Policy...)'⁵⁸ (Note: paragraph 5 of the Site Specific Policies DPD policy uses the same wording as paragraph 4 of the submitted Local Plan policy).

⁵⁶ Papworth Everard Consideration Area Appraisal (RD/E/250)

⁵⁷ Representation 60383 Final paragraph of comments

⁵⁸ South Cambridgeshire Sites Specific Policies DPD Inspectors Report 2010 (RD/AD/210) paragraphs 13.9.

109. The modification proposed by Papworth Hospital NHS Foundation Trust⁵⁹ to paragraph 4 would undermine the policy by being overly flexible towards residential development, and is not supported.
110. If no appropriate healthcare use can be found, then other employment uses on the Hospital site would at least maintain the balance between housing and employment in the village, but care would need to be taken to retain buildings of character which reflect the Hospital's origins. The Policy will support this.
111. In preparing this statement an incontinuity in the supporting text has been identified which does not appropriately reflect policy E/5 paragraph 4. A Proposed modification has therefore been identified, which is also included in Appendix 2.

Amend 1st sentence of paragraph 8.22 to read:

Residential development would not be acceptable other than **exceptionally** for the conversion of any existing buildings ~~which would not be suitable for healthcare / employment uses or which~~ **of character where it is the most appropriate use of the buildings and** would make the most appropriate contribution to enhancing the historic setting of Papworth Hall.

⁵⁹ Representation 60383

SC7F Policy E/6: Imperial War Museum at Duxford

SC7F.i.

Should the term “special case” in paragraph 1 of the policy be more clearly defined particularly in the context of the protection of heritage assets at the site?

112. The term 'special case' was used to recognise this major tourist / visitor attraction which is also a significant heritage and cultural asset, is located in the countryside on the edge of the Cambridge Green Belt.
113. In response to representations from IWM Duxford and Historic England, a number of modifications were identified alongside the submission of the Local Plan⁶⁰.
114. Additional reference to the significance of the site is proposed in the first paragraph of the policy.

MC/8/03

Amend Policy E/6 paragraph 1 to read:

'The Imperial War Museum site at Duxford Airfield **is of national significance, and** will be treated as a special case as a museum which is a major tourist / visitor attraction, educational and commercial facility.'

115. Correction to a spelling:

MC/8/04

Amend Policy E/6 paragraph 2 to read:

'Proposals will be considered with regard to the particular needs and opportunities of the site and any proposals involving the use of the estate and its facilities for museum uses or non-museum uses must be **complementary** ~~complimentary~~ to the character, vitality and sustainability of the site as a branch of the Imperial War Museum.'

116. Responding to a request from the museum, modifications were identified to the name of the site:

MC/8/05

Amend first sentence of paragraph 8.23 to read:

'The Imperial War Museum Duxford (**IWM Duxford** ~~IWM D~~) is an integral element of the multi branch Imperial War Museums and is a major tourist / visitor attraction, educational and commercial facility based on a long established airfield.'

117. Historic England proposed that an additional element was added to the policy that 'Proposals must respect the character and appearance of the conservation area and the setting of listed buildings in the conservation area.' Given that heritage

⁶⁰ Schedule of Proposed Minor Changes to the Proposed Submission Local Plan (March 2014)
RD/Sub/SC/040

issues are already addressed by other policies, it was considered more appropriate to add additional supporting text:

MC/8/06

Add additional text after 5th sentence of 8.23 as follows:

'Duxford is regarded as the finest and best-preserved example of a fighter base representative of the period up to 1945 in Britain, with an exceptionally complete group of First World War technical buildings in addition to technical and domestic buildings typical of both inter-war Expansion Periods of the RAF. It also has important associations with the Battle of Britain and the American fighter support for the Eighth Air Force. Development proposals will need to consider the impact on this important heritage asset, in accordance with the National Planning Policy Framework and Policy NH/14.'

SC7F.ii.

Should paragraph 8.24 of the supporting text be included in the text of the policy?

118. Paragraph 8.24 provides a context for the special case applied to the museum by the policy due to its national significance. It highlights that it is a sensitive site on the edge of the Cambridge Green Belt. It is reasonable to provide this context in the supporting text rather than the policy.

SC7G Policy E/7: Fulbourn and Ida Darwin Hospitals

SC7G.i.

Would the proposed green wedge on the western part of the Ida Darwin Hospital site be of sufficient size to effectively prevent the merging of Cherry Hinton and Fulbourn or should it be expanded to the east?

119. The policy requires delivery of a green wedge, but it is not defined in the Local Plan or on the Policies Map. The extent of the green wedge is a matter for the detailed design of the site, and is capable of being addressed appropriately through the development brief and planning application process.
120. The Fulbourn and Ida Darwin Hospitals policy is included in the Adopted Site Specific Policies DPD (2010)⁶¹ policy SP/9. It was identified during the last round of plan making in response to the site becoming available for redevelopment due to the need to rationalise healthcare provision.
121. The Ida Darwin Hospital site adjoins the western end of Fulbourn village, and extends west to adjoin the Fulbourn Hospital site. As a previously developed site which is developed at a relatively low density in landscaped grounds it has a physical relationship with the village but a significantly different character which justifies its location in the Green Belt. Redevelopment of the built footprint in a different configuration as a residential area would change the character of the site and its relationship with Fulbourn village and with the Fulbourn Hospital site. It will provide positive opportunities through the removal of all buildings from the western part of the site, for the creation of an area of open countryside character between it and Fulbourn Hospital which could help increase the openness of the Green Belt, in effect creating a gap between two major developed sites in the Green Belt.
122. The policy enables re-use of the built footprint, in a manner compatible with national Green Belt policy contained within NPPF paragraph 89. In a similar manner to the Site Specific Policies DPD, it is not necessary or appropriate to define the size of the green wedge in the Local Plan. That will be a matter for detailed design.
123. Adopted Policy SP/9, and Submission Local Plan Policy E/7 require Development Briefs for this site to be submitted to and approved by the Local Planning Authority prior to granting of planning permission. In accordance with the policy, a Development Brief for Ida Darwin and Fulbourn Hospitals⁶² was endorsed by the Council's Planning Committee on 4th June 2014⁶³. This addressed the issue of the position of the development boundary. The development brief was in preparation around the time of the Proposed Submission Local Plan consultation, and comments on the extent of the green wedge were received on the development brief. The

⁶¹ South Cambridgeshire District Council Site Specific Policies Development Plan Document (RD/AD/120)

⁶² Development Brief for Ida Darwin and Fulbourn Hospitals (December 2013) (RD/SPD/290)

⁶³ Planning Committee June 2014 Item 147 [Development Brief for Ida Darwin and Fulbourn Hospitals](#)
- Report and Decision

<http://scambsmoderngov.co.uk/ieListDocuments.aspx?CId=768&MId=6219&Ver=4>

officer report on the development brief considered that the extent of development was in keeping with the objectives of the policy to keep the western part of the site free from development⁶⁴.

124. A planning application for the site⁶⁵, for up to 180 dwellings and a 70 unit Extra Care facility for was refused in July 2014 for a single reason, a lack of appropriate provision of community facilities. The Council are continuing discussions with the land owners in order to bring the site forward. The landowners are intending to bring forward a new planning application, and have recently been undertaking public consultations.

⁶⁴ Planning Committee June 2014 Item 147 Development Brief for Ida Darwin and Fulbourn Hospitals - Report and Decision - Paragraph 44 of report to planning Committee

<http://scams.moderngov.co.uk/documents/s75862/1066-13%20Fulbourn%20report.pdf>

⁶⁵ S/1066/13/OL

<http://plan.scams.gov.uk/swiftlg/apas/run/WPHAPPDETAIL.DisplayUri?theApnID=S/1066/13/OL&theTabNo=3>

SC7H Policy E/8: Mixed Use Development in Histon & Histon Station Area

SC7H.i.

Is there a realistic prospect of the potential redevelopment opportunities proceeding within the lifetime of the Plan?

125. Histon and Impington Parish Council has aspirations to rejuvenate the area around the former railway station in Histon and Impington that is now a stop of the Guided Busway serving the village, to create a vibrant gateway into this community.
126. During stakeholder participation at the beginning of the plan making process, the Council highlighted to Parish Councils the opportunity under the Localism agenda for the Local Plan to identify sites for development that local communities wished to promote, particularly as Neighbourhood Planning was in its infancy. Policy options were promoted by Histon and Impington Parish Council and included in the Issues and Options 2 consultation⁶⁶, and subject to consultation, receiving significant support. It is right that the Local Plan should seek to facilitate locally lead development proposals under the spirit of localism to meet local aspirations.
127. Being within the village framework of a Rural Centre, suitable redevelopment for residential would already be compatible with the strategic policies of the plan. This policy seeks to ensure that the opportunities provided by the Guided Busway are not lost, with a wider mix of uses provided through redevelopment to attract more active use of the area at different times of the day, including outside of the peak hours.
128. There are several development opportunity sites including; the Bishops Hardware store site, Kendall Court and the old railway goods yard to the north west of the former station building.
129. The station area is not relied on to meet the development needs of the district, and no specific figure is included in the housing trajectory. The policy provides context should these sites become available during the plan period, to ensure that the opportunities to enhance this area of the village are not lost.
130. Pre-application discussions regarding development in this area are now progressing. Three developers attended the Planning Committee meeting on 5 October 2016⁶⁷ to present three emerging individual proposals in Impington being progressed by the three developers as a single entity, relating to:
 - The Old Station Yard
 - Former Station Site
 - Former Bishops Hardware Building

⁶⁶ South Cambridgeshire District Council - Issues and Options 2 Report: Part 2 – South Cambridgeshire Further Site Options (RD/LP/050) - Issue 4: Parish Council Proposal for 'Station', Histon and Impington

⁶⁷ Planning Committee Agenda and Minutes 5 October 2016 – Item 1 Impington - Three sites
<http://scamb.moderngov.co.uk/ieListDocuments.aspx?CId=768&MId=6759&Ver=4>

131. These three areas represent the most of the significant development opportunities in the area. There is therefore a realistic prospect of redevelopment happening within the lifetime of the plan.

SC7H.ii.

Would the proposed mixed use development have to be residential development led in order to be viable?

132. The policy seeks to achieve mixed use development at this new transport interchange. It provides a high degree of flexibility, so that proposals can be tailored to the circumstances of individual sites. Due to this flexibility it is challenging to provide specific viability assessment in advance of individual planning applications. Clearly any individual policies would be dealt with on their merits, but there is no reason to consider this area in a large village close to Cambridge and on the Busway is not capable of accommodating a mix of uses.

SC7H.iii.

Is there clear support for the redevelopment of the area from the principal landowners?

133. Through consultation during the Issues and Options 2 consultation the option to include a policy for the 'Station Area' received considerable support (Support: 74, Objections: 13)⁶⁸. At the Proposed Submission stage there was also a majority of representations in support of the policy (Support: 13, Object: 5), however, a number of objections from some land owners within this area have been submitted, particularly seeking residential led schemes in this area, and concern about the viability of mixed uses.
134. The Local Plan is not reliant on development in this area in order to meet the general development needs of the district established by Policy S/5. However, the policy sets legitimate land use and design considerations which are appropriate to the securing of sustainable development in this village. The fact that there have been objections made by landowners does not undermine those considerations.
135. Notwithstanding, it is significant to note that discussions regarding development in this area are now progressing. Three developers attended the Planning Committee meeting on 5 October 2016⁶⁹ to present three individual proposals in Impington being processed by the three developers as a single entity, relating to:
- The Old Station Yard
 - Former Station Site
 - Former Bishops Hardware Building

⁶⁸ South Cambridgeshire Draft Final Sustainability Report (RD/Sub/SC/060) Annex 1 Chapter 8 Page A700 to A705

⁶⁹ Planning Committee Agenda and Minutes 5 October 2016 – Item 1 Impington - Three sites
<http://scamb.moderngov.co.uk/ieListDocuments.aspx?CId=768&MId=6759&Ver=4>

136. This presents a positive step towards the goal in paragraph 5 of Policy E/8 to secure a masterplanned approach to the area.

SC7H.iv.

Would the Neighbourhood Planning process be a more suitable vehicle to pursue these proposals?

137. Histon and Impington was been designated as a Neighbourhood Area for Neighbourhood Planning purposes on 9 September 2014, and the Parish Council does intend to produce a Neighbourhood Plan. However the plan is only at the early stages of preparation.
138. Whilst these issues could be considered though the Neighbourhood Planning Process (if the Neighbourhood Area chooses to pursue that process to completion), there is no reason in the Council's view not to include the policy in the Local Plan in order to be sound. Indeed the fact that development proposals are progressing, and the Neighbourhood Plan is only in the very early stages of preparation, emphasises the importance of continuing with the policy in the Local Plan to provide a context for those proposals.

SC7H.v.

What would be the scope of the Supplementary Planning Document?

139. The proposed SPD may be appropriate to provide design guidance related to the enhancement of the area reflecting the requirements of the policy. However the Council would review the need for an SPD once the Local Plan is adopted, having regard to the scope and progress of the Neighbourhood Plan and any planning applications or permissions.
140. The potential scope of the SPD is within the scope of Town and Country Planning (Local Plan) (England) Regulations 2012 regulation 5(1)(a)(iii). It would supplement how the Council's Local Plan policies should be implemented, and achievement of the environmental, social and economic objectives for the area.

SC7I Policy E/9: Promotion of Clusters

SC7I.i.

Should paragraph 8.44 of the supporting text clarify that the reference to the ‘NPPF’ is taken directly from the 4th bullet point of paragraph 21 of the document?

141. Paragraph 8.44 provides justification for the policy, and does quote NPPF paragraph 21 4th bullet point. A modification could be added to provide an exact reference to the NPPF. This proposed modification also is included in Appendix 2.

Amend 1st sentence of paragraph 8.44 to read:

The NPPF (**paragraph 21 4th bullet point**) .requires local planning authorities to plan positively for the location, promotion, and expansion of clusters.

SC7I.ii.

Should the policy refer to other factors which contribute to the success of employment clusters?

142. It is not appropriate or necessary for this policy to cover wider issues than are currently addressed.
143. A representation by Commercial Estates Group⁷⁰ seeks to reference the importance of other factors to clusters, such as maintaining the character of Cambridge and providing sufficient and accessible supporting development, including new housing.
144. Smithson Hill (formerly Hinxton Land Ltd)⁷¹ suggests adding to supporting text, ‘Suitable locations for new cluster businesses include those that are close to and facilitate linkages and collaborations to existing centres of excellence’.
145. The local plan as a whole includes a range of policies and proposals to meet the need for homes and jobs in South Cambridgeshire, along with supporting infrastructure including transport, in order to deliver a sustainable development strategy. This policy is focused on support for clusters. It is not appropriate for this policy to address the location of housing or other supporting development. Nor is it necessary to include further wording about suitable locations, as there are a range of policies which identify where development needs will be met.
146. The policy provides for the delivery of development that would support clusters in suitable locations. Such suitable locations are defined by other policies of the plan, such as land allocations, within development frameworks, or in Established Employment areas in the Countryside. Policy E/9 is not in itself seeking to provide for the release of land. It is not the intension of the policy to introduce greater flexibility for development in locations that are not consistent with other policies in the plan, as appears to have been the incorrect interpretation of the policy in a representation by

⁷⁰ Representation number 60926

⁷¹ Representation number 60758

Smithson Hill⁷². In order to avoid risk of such misinterpretation, it is considered that a modification to the first paragraph of the policy would ensure clarity.

Amend Policy E/9 paragraph 1 to read:

Development proposals in suitable locations **that are consistent with other policies** will be permitted which support the development of employment clusters, drawing on the specialisms of the Cambridge area in the following sectors:

SC7I.iii.

Could the Council clarify the reference to Policy E/4 in paragraph 8.47?

147. The reference to paragraph E/4 is an error, and should refer to E/9, the promotion of clusters policy itself. A proposed modification is included in Appendix 2.

Amend final sentence of paragraph 8.47 to read:

However, there is now a larger amount of employment land that is available than in the past, and policy ~~E/4~~ **E/9** seeks to ensure major sites continue to deliver land and buildings suitable for the future development of the high tech clusters.

SC7I.iv.

Paragraph 8.46 recognises that greater flexibility is needed to support the diversification of Cambridge's high technology cluster. However, paragraph 8.48 appears to introduce some uncertainty as to the ongoing support for the development of employment clusters? Is there a conflict in this regard?

148. On the contrary, paragraph 8.48 is intended to highlight the importance the Council places on appropriately managing employment supply for the continued development of clusters.
149. Previous plans have been subject to a 'selective management of employment' policy. This sought to restrict development to high tech and related industries, small-scale industries making use of local skills, and office development only that is essential to the Cambridge area. This was important in the early stages of the development of the Cambridge cluster and helped give preference to those uses.
150. Evidence which informed the Local Plan review, provided by the Employment Land Review⁷³, building on the Cambridge Cluster at 50 study⁷⁴, suggests that the high tech cluster is maturing. Greater flexibility is needed to support its diversification, to enable associated high tech manufacturing and headquarters functions. There is a greater desire for hybrid buildings, which can accommodate office, R&D and high tech manufacturing functions. A significant element of future growth in the district is

⁷² Representation 60758

⁷³ Cambridge and South Cambridgeshire Employment Land Review (2012) (RD/E/020) Chapter 5

⁷⁴ Cambridge Cluster at 50 (2011) (RD/E/060)

expected to come from other office sectors, which could be restricted by previous policies. Greater flexibility regarding uses was needed. Removing the selective management of employment policy will provide flexibility for this wider range of uses supporting the diversification of the maturing cluster. That is what is referred to in paragraph 8.48.

151. A high number of business start-ups and failures is one of the characteristics of the Cambridge high tech sector and there is a risk that a more flexible policy could affect the future of the sector, by impacting on supply. However, given the amount of employment land is available, and the policy supporting clusters seeks to deliver and land buildings suitable for their future development.
152. As set out in paragraph 8.48, on balance the evidence suggests the benefits of removing the selective management policy currently outweigh the costs. It will be absolutely vital that the impact on the district economy, and particular the high technology research & development clusters, is closely monitored, and a policy reinstated through plan review if evidence indicates harmful impacts.
153. Paragraph 8.48 highlights the importance of monitoring the impact of removal of selective management policies that were part of previous plans. This is a significant policy change and it is important the impacts are monitored. This is a sound element of the plan.

SC7I.v.

In addition to Northstowe, is there a case for the creation of other clusters beyond the immediate environs of Cambridge e.g. in Cambourne?

154. Although Policy E/9 highlights Northstowe as a specific opportunity, a range of sites and locations will contribute to the development of clusters in the Cambridge area.
155. The policy reflects the diversity in the sectoral mix of firms clustering in the area. Firms within sectors can generally be found in a range of locations across the area, and are not restricted to one site. The Cambridge Ahead Cluster Map⁷⁵ provides a useful resource illustrating this. For example, there are concentrations of Information Technology firms on the northern fringe of Cambridge, but they are also located in a wide range of locations across South Cambridgeshire, including Cambourne Business Park, Histon Vision Park, Cambridge Research Park, and Buckingham Business Park Swavesey. The same is true of the lifesciences and healthcare sector. There are concentrations of firms at the southern business parks at Granta Park, Babraham, and Hinxton, at Cambridge Biomedical Campus, and at the Cambridge Science Park. However, there are also firms in a range of other locations around the district, such as Cambridge Research Park, Cambourne Business Park, and a range of other village locations.
156. It is agreed that mixed use sites like Cambourne have a role to play in the continued success of clusters, and they will include new employment development. However, Policy E/9 paragraph 2 is intended to highlight the most significant site opportunities,

⁷⁵ The Cambridge Ahead Cambridge Cluster Map <http://www.camclustermap.com/>

and is a continuation of the adopted planning strategy. Northstowe was identified as a strategic employment location through the last round of plan making⁷⁶, delivering approximately 20 hectares of employment land with support for the long-term growth of the high technology clusters. North West Cambridge has also been identified, with around 100,000m² of employment to meet future University needs⁷⁷. Cambridge Northern Fringe East provides a new significant employment opportunity that are proposed to be addressed by an Area Action Plan.

⁷⁶ Northstowe Area Action Plan (RD/AD/130) Policy NS/8

⁷⁷ North West Cambridge Area Action Plan (RD/AD/290) Policy NW/10

SC7J Policy E/10: Shared Social Spaces in Employment Areas

SC7J.i.

Should the term “Small-scale” at the beginning of the policy text be replaced with the words “Appropriately-scaled” in order to give greater flexibility in the range of ancillary social focussed provision?

157. Through consideration of representations prior to Submission of the Local Plan, documented in the audit trail which forms part of the Sustainability Appraisal⁷⁸, the Council agreed that a change would make the policy more flexible to meet the needs in different scales of employment areas. There are also sufficient controls in the other elements of the policy to ensure facilities are ancillary to the business uses and focus on meeting needs of the business park only.
158. This modification was included in the Schedule of Proposed Minor Changes (March 2014)⁷⁹ accompanying the submitted Local Plan as modification MC/8/09:

MC/8/09

Amend first part of Policy E/10 to read:

~~Small-scale~~ **Appropriately scaled** leisure, eating and social hub facilities will be permitted in business parks and employment areas where:

⁷⁸ South Cambridgeshire Draft Final Sustainability Report (RD/Sub/SC/060) Annex 1 Chapter 8 Page A713

⁷⁹ Schedule of Proposed Minor Changes to the Proposed Submission Local Plan March 2014 (RD/Sub/SC/040)

SC7K Policy E/14: Loss of Employment Land to Non Employment Uses

SC7K.i.

Is the requirement for a minimum marketing period of 12 months too onerous? In this context should the demonstration of non-viability of an employment use be given greater weight in paragraph 1(a)?

159. Protecting employment land that can viably be retained to meet employment needs is an important aspect of ensuring that there is sufficient land available for businesses. This is a particularly important issue for villages where employment land is often a limited resource. Maintaining employment in villages provides local employment opportunities, reducing the need to travel, and providing opportunities for the less mobile. Maintaining a mix of units also supports the vitality and viability of local communities. It can also help ensure that employment needs are met by helping to maintain the range of premises available. The premature loss of sites could harm local firms, and increase pressure for new greenfield development. Whilst protecting sites, policy must also allow some flexibility to take account of sites that may no longer be suitable or appropriate for employment use. The Council considers that the policy strikes an appropriate balance.
160. A 12 month marketing period is not considered too onerous. It is necessary for the marketing period to be meaningful, as once the resource of these sites is gone, it is difficult to replace. Marketing is also necessary to demonstrate a site is non-viable for continued employment use. It provides a clear and understandable mechanism for potential developers to demonstrate compliance. It provides the right balance between avoiding long term protection where there is no prospect of a site being used, as required by NPPF paragraph 22, whilst not undermining the effectiveness of the policy with too short a period. The Council has experience of operating the 12 month marketing period, which is a requirement in the adopted LDF⁸⁰, and considers it an appropriate and sound policy.

SC7K.ii.

Is paragraph 2 of the policy necessary as paragraph 1 relates to the redevelopment of existing employment sites?

161. Paragraph 2 of the policy seeks to identify whether an element of employment could be achieved on a redeveloped site. This would in effect deliver mixed use redevelopment, rather than the complete loss of employment from the site. It is a reasonable requirement where scarce village employment uses are being lost.

⁸⁰ South Cambridgeshire Development Control Policies DPD (RD/AD/110) Policy ET/6 Loss of Rural Employment to Non-Employment Uses

SC7L Policy E/15: Established Employment Areas

SC7L.i.

Is the Council satisfied that there is no business need to increase the number of Established Employment Areas within the lifetime of the Plan?

162. South Cambridgeshire includes a number of existing rural business parks. Policies generally restrict development in the countryside. However, these major employment parks do not form a typical part of the countryside. In order to enable more efficient use of these sites and enable them to be adapted over time for the needs of current and future users, the current plan establishes the criteria for considering planning applications in these areas.
163. This policy does not seek to allocate new land for development. It permits development and redevelopment for employment use within these existing sites, subject to other policies in the development plan. They have been drawn around existing development at these major employment sites, or land that has been committed for development. The policy does not identify sites in the Green Belt, as these are covered by other policies regarding appropriate development in the Green Belt.
164. Given the role of this policy is to support existing sites as described above, and that there is sufficient employment land available to meet identified needs, there is no business need to increase the number of areas identified. If there were the allocations policies (E/3 or E/4) would be the appropriate policy for identifying additional land.

SC7M Policy E/17: Conversion or Replacement of Rural Buildings for Employment

SC7M.i.

Does paragraph 1(c) imply that the change of use or adaption of buildings could involve changes to the form, bulk and general design of the host building?

165. Part 1c does not address changes to the building, it seeks to ensure that a building is suitable for conversion in the first place. It is reasonable to consider whether the form, bulk and general design are in keeping with their surroundings, as not all rural buildings will be suitable. For example, there may be cases where large modern rural buildings, which if converted to an alternative use, would be permanently retained as intrusive features in the landscape.
166. The wording of E/17 paragraph 1c was a policy requirement originally included in the Government's Planning Policy Guidance 7⁸¹ in 1992. Whilst not specifically addressed in the NPPF it remains a sound statement of policy. It has been included in previous South Cambridgeshire Development Plans, and continues to serve a useful function.
167. The nature of any changes to an existing building is addressed in part b of the policy, which requires that buildings are capable of re-use without materially changing their existing character or impact upon the surrounding countryside.

SC7N Policy E/18: Farm Diversification

SC7N.i.

Is it the intention of the Plan not to allocate specific sites for farm diversification but rather to consider planning applications for farm diversification on their own individual merits?

168. Yes.
169. The National Planning Policy Framework (paragraph 28) states that Plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings, and promote the development and diversification of agricultural and other land based rural businesses.
170. Policy E/18 provides an appropriate policy for the consideration of farm diversification proposals, alongside the other policies of the plan. It is not a requirement of government policy, nor is it the intention of the plan, to allocate land for or identify specific proposals.

⁸¹ Planning Policy Guidance 7: Countryside (RD/NP/200) Paragraph 3.14

SC7P Policy E/19: Tourist Facilities and Visitor Attractions

SC7P.i.

Should criterion (c) be more positively worded in respect of the effect on the character and appearance of the surrounding area?

171. A modification is not considered necessary for soundness, as criterion c sets a reasonable requirement for the consideration of proposals.
172. A range of related issues are already addressed by Policy HQ/1 Design Principles, which would seek to ensure a proposal provides a high quality design, and makes a positive contribution to its local and wider context.

SC7P.ii.

Should criterion (c) also refer the impact of a proposal on the operation and function of the area?

173. The addition of 'operation and function' is not necessary, and it is not clear what this would add to the policy.
174. The issue was raised by IWM Duxford⁸² addressing a specific concern about impacts on operation of their site. If their concern is regarding the operation of the airfield, this is already subject to a safeguarding zone⁸³. Other impacts such as traffic impacts, would be addressed by policies in Chapter 10 on Transport and Infrastructure.

SC7P.iii.

Should paragraph 8.64 acknowledge that the existing major tourist visitor attractions could experience significant expansion having regard to criterion (d) which refers to schemes being "in scale with their location"?

175. The policy aims to support a sustainable scale of development, which supports the continued success of the district's attractions. Part c aims to ensure proposals are in scale with their location. A modification is proposed to clarify that this will depend on the nature of the facility being supported.
176. This modification was included in the Schedule of Proposed Minor Changes (March 2014)⁸⁴ alongside the submitted Local Plan as modification MC/8/10:

MC/8/10
Amend Policy E/19 part d to read:
'The scheme is in scale with its location **and the nature of the facility it supports**, particularly in relation to the amount and nature of traffic generated;

⁸² Representation number 57111

⁸³ See MC/10/09 Schedule of Proposed Minor Changes to the Proposed Submission Local Plan (RD/Sub/SC/040)

⁸⁴ Schedule of Proposed Minor Changes to the Proposed Submission Local Plan March 2014 (RD/Sub/SC/040)

177. A further modification to paragraph 8.64 is not necessary in order to make the plan sound.

SC7P.iv.

Could the Council clarify the purpose and intention of criterion (f)?

178. Criterion f is intended to control residential development in the countryside, and not encourage tourism proposals with the main aim of securing such accommodation. Tourist facilities are not the same as an agricultural enterprise where they may be a clear functional need. If there are compelling reasons for residential accommodation to provide with tourism uses, it can be dealt with as exception to policy through the planning application process in the normal way.

SC7Q Policy E/20: Tourist Accommodation

SC7Q.i.

Should the final sentence of paragraph 8.66 be relocated in paragraph 3 of the policy text as it sets the time period limit for tourist accommodation lettings?

179. Yes. It is acknowledged that this sentence describes how the policy will be specifically implemented. The Council would not object to it forming part of the policy itself:

Amend Policy E/20 paragraph 3 to read:

Development of holiday accommodation will be limited to short term holiday lets through conditions or legal agreement. **Holiday accommodation will be limited to no longer than 4 week lets to ensure it is retained as tourist accommodation and not used as long term or permanent residential accommodation.** Permitted development rights may be removed in the interests of amenity.

Delete last sentence of paragraph 8.66:

~~Holiday accommodation will be limited to no longer than 4 week lets to ensure it is retained as tourist accommodation and not used as long term or permanent residential accommodation.~~

SC7R Policy E/21: Retail Hierarchy

SC7.R.i.

Would the proposed extension at West Cambourne have implications in terms of the existing retail offer in Cambourne?

180. No. Cambourne is identified as a Rural Centre. This is not proposed to change as a result of the development of Cambourne West.
181. Policy SS/8 paragraph 8 refers to small scale village shops, including a convenience store up to 500m²⁸⁵. While this is not an insignificant size for a retail unit, the Council is of the opinion that it does not warrant a change of categorisation in the retail hierarchy for Cambourne. The existing village centre will remain the main retail centre of Cambourne.
182. Whilst it is important that facilities are provided to meet the needs of development, the new unit(s) will not increase the offer of the Rural Centre to such an extent that it is of a similar scale to the offer that will be at the new towns of Waterbeach and Northstowe (the next step up in the hierarchy).

⁸⁵ The revised Design and Access statement in the planning application for West Cambourne (S/2903/14) includes reference to A1-A5 use of up to 1,000 sq m . The size of unit is intended to be appropriate to the serve the western extension of Cambourne and the surrounding catchment of the rural centre.

SC7S Policy E/22: Applications for New Retail Development

SC7S.i.

Is the Council satisfied that the evidence base supporting the policy is up to date and does not underestimate the retail needs within the development frameworks?

183. The Council is satisfied that evidence base supporting the plan is sufficiently up to date, reflecting the circumstances facing the district.
184. The 2008 Retail Study concludes that there will be opportunities for new small-scale convenience shopping in existing district, local and rural centres to supplement their role and function⁸⁶. It also states that a new centre at Northstowe should contribute towards meeting any existing resident's comparison shopping needs arising, in addition to the needs of new residents⁸⁷. The Study concluded that there would be capacity to accommodate the phased development of Northstowe for convenience shopping, and this would meet anticipated needs to 2021.
185. Cambridge City Council has commissioned an additional retail study, completed in 2013, that identifies a reduced level of capacity that the city can support when compared to the 2008 study. Furthermore, due to the uncertainties around the rise of online shopping and the delivery of developments outside Cambridge, the 2013 study⁸⁸ recommends Cambridge concentrate on meeting needs to 2022 and review the situation.
186. South Cambridgeshire is unusual in that it currently does not have any town centres at this point. The focus for shopping is Cambridge and the market towns on the edge of the district.
187. Village centres provide for local needs. Rural Centres provide for a small rural hinterland, but are not appropriate locations for retail serving a wider function. Many smaller villages also are supported by local shops providing an important local service. Policy E/22 supports the development of village shops and services of an appropriate size related to the scale and function of the village.
188. With the introduction of two new towns into South Cambridgeshire, this will establish two town centres in South Cambridgeshire that will serve the needs of new town and the immediately surrounding area without undermining the vitality and viability of nearby village centres and market towns or compete with Cambridge. The new strategic sites identified in the Submission South Cambridgeshire Local Plan will require retail facilities commensurate with their scale and function, and this is addressed in the relevant policies. Northstowe Phase 2 planning application (resolved

⁸⁶ Cambridge Sub-Regional Retail Study (2008) RD/E/080 page 88

⁸⁷ Cambridge Sub-Regional Retail Study (2008) RD/E/080 page 89

⁸⁸ Cambridge Retail and Leisure Study Update 2013 (RD/E/130) paragraphs 9.23-9.25

to grant permission in July 2015⁸⁹) includes the town centre, and was accompanied by a town centre strategy and retail impact assessment⁹⁰.

189. South Cambridgeshire District Council is of the opinion that little has changed in relation to the need for new retail developments in South Cambridgeshire and the 2008 Retail Study does not underestimate retail needs within development frameworks. The focus remains on retail provision at the new towns, which will require a suitable level of provision to ensure the development of sustainable communities. The rise in online shopping will affect the capacity for new retail development in South Cambridgeshire similarly to Cambridge, possibly more, as those in rural locations may be more likely to make use of online shopping opportunities.

SC7S.ii.

Would the locally set thresholds for retail assessments set out in the policy be proportionate in the context of paragraph 26 of the Framework?

190. The thresholds proposed are proportionate, in the context of paragraph 26 of the NPPF, as the thresholds in the policy broadly reflect the size of stores in existing villages, and the development of significantly larger stores has the potential to impact on existing services and facilities. The thresholds in this policy ensure that this potential impact can be tested prior to development.
191. Paragraph 26 of the NPPF requires an impact assessment for proposals outside town centres which are not in accordance with the Local Plan. It requires that Local Plans include a locally set floor space threshold for requiring an impact assessment. If there is no locally set threshold it sets a national default threshold of 2500m².
192. However, the NPPG⁹¹ gives further guidance and states in setting a locally appropriate threshold it will be important to consider:
- scale of proposals relative to town centres
 - the existing viability and vitality of town centres
 - cumulative effects of recent developments
 - whether local town centres are vulnerable
 - likely effects of development on any town centre strategy
 - impact on any other planned investment
193. The policy was developed and submitted to the secretary of state following the introduction of the NPPF but before the introduction of the NPPG. Nevertheless, the evidence supporting these thresholds broadly considers the relevant criteria in the NPPG.

⁸⁹ RD/CR/501 Northstowe Joint Development Control Committee Meeting 29 July 2015 – Northstowe: Phase 2 Planning Permission (Consideration of draft Planning conditions and S106 Legal Agreement)

⁹⁰ Northstowe Phase Two planning documents can be viewed on the Council's Website:

<https://www.scambs.gov.uk/content/northstowe-planning-documents-phase-two-0>

⁹¹ National Planning Practice Guidance (RD/NP/020) - Ensuring the vitality of town centres
Paragraph: 016 Reference ID: 2b-016-20140306

194. Through plan making the Council gave consideration to the scale of proposals relative to the centres within the district, and the potential impacts development could have on its villages⁹².
195. Chapter 7 of the Retail Study 2008⁹³ examines the characteristics of the Rural and Minor Rural Centres in South Cambridgeshire. This chapter looks at the scale and variety of units in each centre, the environment in the centre and notes any issues with there are with the viability of a centre. A pro-forma that has been used to assess the vitality and viability of each centre are contained in Appendix 4 of the Retail Study. The Retail Study 2008 also sets out the size of the major stores in Rural Centres⁹⁴.
196. Given the rural nature of the district, currently only the largest superstores in the district and surrounding area (for figures see Cambridge Sub-Region Retail Study table 8.1, and Review of Settlement Hierarchy) would breach the national default threshold, but smaller scale of development could still have a significant impact on the vitality and viability of village services in the district. It is therefore important that the plan includes a lower threshold, and relying on the default threshold was rejected.
197. This information was used to determine the thresholds for the retail assessments in policy E/22. The thresholds support the retail hierarchy as they ensure that village facilities remain an appropriate scale. The Council considered a range of options before determining a reasonable threshold for the district. A slightly higher threshold for Rural Centres recognises that they are typically home to slightly larger stores and serve a larger population and wider rural hinterland.
198. The plan needs to support retention and development of local services such as local shops (paragraph 28). It therefore needs to support this type of development, whilst ensuring that larger scales of development that would potentially have wider impacts on other centres are appropriately assessed. It is important to note the thresholds do not imply that anything above them are automatically of an inappropriate scale and should not be awarded planning permission, but simply that anything at or above these levels would need to demonstrate that there would not be a significant adverse impact.

⁹² Summarised in Draft Final Sustainability Appraisal (March 2014) (RD/Sub/SC/060) Annex A – Audit Trail Chapter 8 Page A770 to A775

⁹³ RD/E/080

⁹⁴ RD/E/080 Appendix 5, table 15

SC7T Policy E/23: Retailing in the Countryside

SC7T.i.

Could criterion 1(a) include the sale of food and drink for consumption on the premises?

199. Policy E/23 seeks to control retail development in the countryside, restricting development to uses that need a countryside location, and in particular supporting rural businesses. As the policy says, this will be mainly for sales from farms and nurseries of produce and / or craft goods and exceptionally for the sale of convenience goods, ancillary to other uses. The Council does not consider that it is necessary to explicitly include the sale of food and drink for consumption on the premises within criterion 1(a), such uses are not precluded by the policy and in any case are likely to be ancillary other uses, capable of falling under part b of the policy..

SC7T.ii.

Should the policy also make clear how the Council would respond to the expansion of existing retail outlets in the countryside?

200. The policy does not refer only to 'new development' and it will be also be used to determine applications seeking the expansion of existing retail outlets in the countryside. The Council does not consider it necessary to explicitly state this in the policy.

Appendix 1: List of Reference Documents

The Council's evidence in relation to SC7: Building a Strong and Competitive Economy is set out in the following documents:

General Documents

- Letter from the Inspectors to the Councils dated 20 May 2015 regarding Preliminary Conclusions (RD/Gen/170)

National policy:

- National Planning Policy Framework (RD/NP/010);
- National Planning Practice Guidance (RD/NP/020).
- Planning Policy Guidance 7: Countryside (RD/NP/200)

South Cambridgeshire District Council submission documents:

- Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010).
- Schedule of Proposed Minor Changes to the Proposed Submission Local Plan (March 2014) (RD/Sub/SC/040)
- South Cambridgeshire Draft Final Sustainability Report (RD/Sub/SC/060)

Cambridge City Council submission documents:

- Cambridge Local Plan 2014 – Proposed Submission (RD/Sub/C/010);

Committee Reports

- South Cambridgeshire District Council: Full Council Local Plan Meeting: 23 March 2016 (RD/CR/590).
- Northstowe Joint Development Control Committee Meeting 29 July 2015 – Northstowe: Phase 2 Planning Permission (Consideration of draft Planning conditions and S106 Legal Agreement) (RD/CR/501)
- South Cambridgeshire District Council Meeting 17 November 2016 - South Cambridgeshire Local Plan Update (RD/CR/670)

Earlier stages of plan-making:

- South Cambridgeshire District Council Issues and Options Report 2012 (RD/LP/030);
- South Cambridgeshire District Council - Issues and Options 2 Report: Part 2 – South Cambridgeshire Further Site Options (RD/LP/050)
- SQW Cambridge Northern Fringe East: Employment Options Study – Sector Profile (RD/LP/325)
- Cambridge Northern Fringe East Area Action Plan – Issues and Options (RD/LP/340)

Adopted development plan documents:

- South Cambridgeshire Development Control Policies DPD (RD/AD/110)
- South Cambridgeshire District Council Site Specific Policies Development Plan Document (RD/AD/120)
- South Cambridgeshire District Council Northstowe Area Action Plan (RD/AD/130);
- Report of the Examination Into The South Cambridgeshire Site Specific Policies Development Plan Document (RD/AD/210)
- South Cambridgeshire Annual Monitoring Report 2012-13 (RD/AD/270);
- Cambridge City Council & South Cambridgeshire District Council - North West Cambridge Area Action Plan (RD/AD/290).

Supplementary Planning Documents

- Development Brief for Ida Darwin and Fulbourn Hospitals (December 2013) (RD/SPD/290)

Development strategy:

- Inner Green Belt Study 2012 (RD/Strat/210)

Economy and tourism:

- South Cambridgeshire and Cambridge City Employment Land Review Update 2012 (RD/E/020);
- Cambridge Cluster at 50: The Cambridge Economy Retrospect and Prospect 2011 (RD/E/060);
- Cambridge Sub-Regional Retail Study (2008) (RD/E/080)
- Cambridge Retail and Leisure Study Update 2013 (RD/E/130);
- Papworth Everard Consideration Area Appraisal (RD/E/250)

Transport and infrastructure:

- Cambridgeshire Long Term Transport Strategy (RD/T/095)
- Transport Strategy for Cambridge and South Cambridgeshire (RD/T/120)

Modifications Consultation:

- Cambridge and South Cambridgeshire Modifications Consultation Report (November 2015) (RD/MC/010)
- Cambridge Inner Green Belt Boundary Study (November 2015) (RD/MC/030)
- Cambridge and South Cambridgeshire Summaries of Representations to the Consultation on Proposed Modifications (March 2016) (RD/MC/130)
- Land South of Cambridge Biomedical Campus – Evidence documents (RD/MC/160)
- Council's Assessment of land South of Cambridge Biomedical Campus (RD/MC/161)

Appendix 2: List of Proposed Modifications to South Cambridgeshire Local Plan

Table 1 below lists all the additional modifications identified in this Examination statement. It includes the proposed additional allocation south of Cambridge Biomedical Campus.

Table 2 provides an extract for the changes to Chapter 8 that were included in the Schedule of Proposed Minor Changes to the Proposed Submission Local Plan (March 2014) RD/Sub/SC/040.

The proposed modifications set out below relate to a number of policies and their supporting text in Chapter 8: Building a strong and competitive economy of the South Cambridgeshire Local Plan⁹⁵. Text to be deleted is shown as a ~~strike through~~ 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.

Table 1 – New Proposed Main Modifications identified in this Statement

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>The Cambridge Inner Green Belt Boundary Study (November 2015) identifies land south of the Cambridge Biomedical Campus which could be released from the Green Belt for development without significant harm to Green Belt purposes. The Council considers that the need for jobs can comprise exceptional circumstances justifying a review</p>

⁹⁵ RD/Sub/SC/010

		<ul style="list-style-type: none"> 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.</u> b. <u>Provide an appropriate landscaped setting for the Nine Wells Local Nature Reserve and set back built development away from the south-western corner of the site.</u> c. <u>Demonstrate and incorporate suitable measures to ensure that there will be no material adverse impact on the volume, pattern of flow or water quality of the chalk springs at Nine Wells and Hobson’s Brook and Conduit.</u> 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> 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> f. <u>Provide suitable measures to mitigate any adverse ecological impacts, in particular any potential for increased visitor pressures on Nine Wells LNR that may arise from the development not withstanding sub-section e, and demonstrate regard for the conservation of farmland biodiversity and deliver an overall net gain in biodiversity.</u> 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</u> 	<p>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 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>
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		<p><u>edge of settlement location.</u></p> <p><u>h. Provide high quality new public realm and open space, retaining and enhancing existing watercourses.</u></p> <p><u>i. 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 wider road network and parking in the surrounding area.</u></p> <p><u>j. Connect any new clinical buildings for the Cambridge University Hospitals NHS Foundation Trust to the Addenbrooke’s Hospital energy network, where feasible and viable.</u></p> <p>NOTE: There are consequential amendments to the Policies Map and to Figure 6 of the Local Plan to reflect this new employment allocation – see below and refer to map at the end of this schedule.</p>	<p>Consistent with National Policy National policy requires Councils to consider whether there are exceptional circumstances for a Green Belt review through the local plan process.</p>
	Figure 6 – Cambridge Southern Fringe	Revise to include proposed employment allocation at Land South of Cambridge Biomedical Campus.	To reflect the Modification in relation to Policy E/1B above
	Policies Map – Inset E	Revise to include proposed employment allocation at Land South of Cambridge Biomedical Campus.	To reflect the Modification in relation to Policy E/1B above
167	New supporting text to follow new Policy E/1B	<p>Add the following supporting text to follow new Policy E/1B:</p> <p><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>	To provide reasoned justification in the Local Plan to support the proposed new policy E1/B.

		<p><u>Policy S/6 ‘The Development Strategy to 2031’ sets out a spatial strategy for the location of new employment development, the preferred location being on the edge of Cambridge, subject to the purposes of the Cambridge Green Belt.</u></p> <p><u>The Employment Land Review 2012 has identified a particular need for office space in or on the edge of Cambridge. Opportunities have been identified on the northern fringe of Cambridge at Cambridge Northern Fringe East and through densification of the Cambridge Science Park. On the southern fringe, the delivery of development of the CBC has been brought forward by the planned relocation of Astra Zeneca to the site.</u></p> <p><u>The Cambridge Inner Green Belt Boundary Study (November 2015), has looked at the whole inner Green Belt including land south of the CBC. It has concluded that development south of CBC could be undertaken without significant harm to Green Belt purposes provided that it avoid rising ground near White Hill, provide a setting for Nine Wells Local Nature Reserve, provide a soft green edge to the city and that new development be no more prominent in views from elevated land to the south east than the existing buildings at Addenbrooke’s. The Council considers that the need for jobs can comprise exceptional circumstances justifying a review of the Green 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</u></p>	
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	<p><u>energy to clinical buildings for Cambridge University Hospitals NHS Foundation Trust. 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> <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</u></p>	
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		<p><u>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>	
169	Policy E/5 Papworth Hospital	<p>Amend Policy E/5 paragraph 2 to read:</p> <p>Only if a suitable healthcare use or uses cannot be found after the site has been marketed for healthcare for a period of no less than 2 years before the final closure and vacation of Papworth Hospital would other employment uses within the B1 Business Use Class compatible with this location in the centre of Papworth Everard be permitted.</p>	<p>Effective</p> <p>To ensure the policy continues to require an effective marketing period, reflecting the importance of the hospital site to the village, and the potentially limited pool of future occupiers.</p>
169	Policy E/5 Papworth Hospital	<p>Amend Policy E/5 paragraph 3d to read:</p> <p>Preserve <u>and enhance</u> buildings on the site identified in the Papworth Everard Conservation Area Appraisal that contribute to the setting of the village and history of the site.</p>	<p>Consistent with National Policy</p> <p>Paragraph 137 of the NPPF, which requires that local planning authorities should look for opportunities for new development within Conservation</p>

			Areas and within the setting of heritage assets to enhance or better reveal their significance.
171	Paragraph 8.22	Amend 1 st sentence of paragraph 8.22 to read: Residential development would not be acceptable other than exceptionally for the conversion of any existing buildings which would not be suitable for healthcare / employment uses or which of character where it is the most appropriate use of the buildings and would make the most appropriate contribution to enhancing the historic setting of Papworth Hall.	Effective To ensure the supporting text properly reflects the policy requirement.
177	Policy E/9 Promotion of Clusters	Amend Policy E/9 paragraph 1 to read: Development proposals in suitable locations that are consistent with other policies will be permitted which support the development of employment clusters, drawing on the specialisms of the Cambridge area in the following sectors:	Effective To ensure that the policy is clear. Policy E/9 is not in itself seeking to provide for the release of land. It is not the intension of the policy to introduce greater flexibility for development in locations that are not consistent with other policies in the plan.
177	Paragraph 8.44	Amend 1 st sentence of paragraph 8.44 to read: The NPPF (paragraph 21 4th bullet point) .requires local planning authorities to plan positively for the location, promotion, and expansion of clusters.	Effective To provide a complete reference to the relevant NPPPF paragraph.
177	Paragraph 8.47	Amend final sentence of paragraph 8.47 to read: However, there is now a larger amount of employment land that	Effective To correct the policy reference.

		is available than in the past, and policy E/4 E/9 seeks to ensure major sites continue to deliver land and buildings suitable for the future development of the high tech clusters.	
187	Policy E/20 Tourist Accommodation	Amend Policy E/20 paragraph 3 to read: Development of holiday accommodation will be limited to short term holiday lets through conditions or legal agreement. Holiday accommodation will be limited to no longer than 4 week lets to ensure it is retained as tourist accommodation and not used as long term or permanent residential accommodation. Permitted development rights may be removed in the interests of amenity.	Effective To ensure the definition provided for 'short-term' is included in the policy itself rather than the supporting text.
187	Paragraph 8.66	Delete last sentence of paragraph 8.66: Holiday accommodation will be limited to no longer than 4 week lets to ensure it is retained as tourist accommodation and not used as long term or permanent residential accommodation.	Effective To ensure the definition provided for 'short-term' is included in the policy itself rather than the supporting text.

Table 2 Extract from Schedule of Proposed Minor Changes to the Proposed Submission Local Plan (March 2014) RD/Sub/SC/040

Chapter 8: Building a Strong and Competitive Economy				
Ref. No.	Policy / Paragraph	Page	Proposed Minor Change	Reason for change
MC/8/01	Policy E/5: Papworth Hospital	170	Amend Policy E/5 paragraph 3c to read: 'Maintain and enhance the present setting of Papworth Hall'	Responding to Representations - Clarification

MC/8/02	Paragraph 8.19	170	Amend Para 8.19 to read: 'The buildings identified include the Bernhard Baron Hospital Building and Princess Hospital Building (both are examples of hospital buildings designed specifically for tuberculosis patients with design features to ensure access to sunlight and fresh air) and the Sims Woodhead Memorial Laboratory Building (Lakeside Lodge).'	Responding to Representations - Clarification
MC/8/03	Policy E/6: Duxford Imperial War Museum	171	Amend Policy E/6 paragraph 1 to read: 'The Imperial War Museum site at Duxford Airfield is of national significance, and will be treated as a special case as a museum which is a major tourist / visitor attraction, educational and commercial facility.'	Responding to Representations - Clarification
MC/8/04	Policy E/6: Duxford Imperial War Museum	171	Amend Policy E/6 paragraph 2 to read: 'Proposals will be considered with regard to the particular needs and opportunities of the site and any proposals involving the use of the estate and its facilities for museum uses or non-museum uses must be complementary complimentary to the character, vitality and sustainability of the site as a branch of the Imperial War Museum.'	Responding to Representations - Correcting typo
MC/8/05	Paragraphs 8.23 & 8.24	171	Amend references to IWM to read <u>IWM Duxford.</u>	Responding to Representations - Clarification
MC/8/06	Paragraph 8.23	172	Add additional text after 5 th sentence of 8.23 as follows: <u>'Duxford is regarded as the finest and best-preserved example of a fighter base representative of the period up to 1945 in Britain, with an exceptionally complete group of First World War technical buildings in addition to technical and domestic buildings typical of both inter-war Expansion Periods of the RAF. It also has important associations with the Battle of Britain and the American fighter support for the Eighth Air Force. Development proposals will need to consider the impact on this important heritage asset, in accordance with the National Planning Policy Framework and Policy NH/14.'</u>	Responding to Representations - Clarification

Matter SC7: Building a Strong and Competitive Economy
Statement by South Cambridgeshire District Council
November 2016

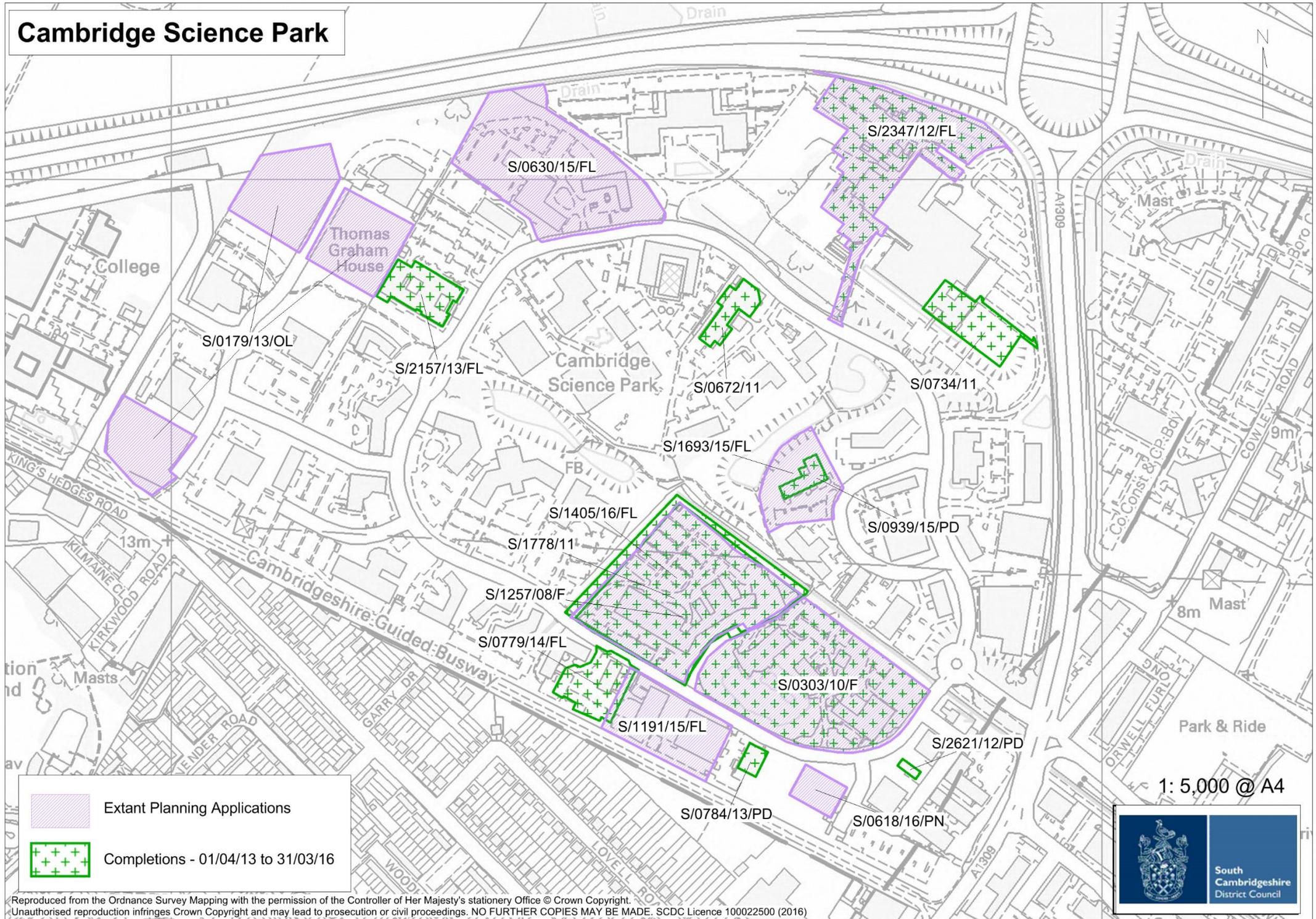
MC/8/07	Policy E/7 Fulbourn and Ida Darwin Hospitals and paragraphs 8.25 to 8.36)	172	Move policy E/7 and supporting text (8.25 to 8.36) to Chapter 7 (Delivering High Quality Homes), and place after paragraph 7.13.	Formatting
MC/8/08	Paragraph 8.37	176	Add additional paragraph before 8.37: <u>'This policy is a Parish Council led proposal, reflecting the community led approach to the local plan, enabling it to address local issues without the need for a neighbourhood plan. It was subject to consultation during plan making and received clear support.'</u>	Responding to Representations - Clarification
MC/8/09	Policy E/10: Shared Social Spaces in Employment Areas	178	Amend first part of Policy E/10 to read: <u>'Appropriately scaled</u> Small-scale leisure, eating and social hub facilities will be permitted in business parks and employment areas where.'	Responding to Representations - Clarification
MC/8/10	Policy E/19: Tourist Facilities and Visitor Attractions	186	Amend Policy E/19 part d to read: 'The scheme is in scale with its location <u>and the nature of the facility it supports</u> , particularly in relation to the amount and nature of traffic generated;	Responding to Representations - Clarification
MC/8/11	Policy E/19: Tourist Facilities and Visitor Attractions	186	Amend Policy E/19 part e to read: The proposal maximises sustainable travel opportunities, including walking, cycling, <u>horse-riding</u> and public transport. Proposals which would have a significant adverse impact in terms of the amount or nature of traffic generated will be refused'	Responding to Representations - Clarification
MC/8/12	Paragraph 8.14	168	Amend: Cambridge Science Parks Station	Correcting typo

REFERENCE	TYPE	LOCATION	DESCRIPTION	DECISION_DATE	Primary Use	Floorspace (m2)			DEV_SITE_AREA	Survey Status at 31st March 2016
						gain	loss	net		
EXTANT PLANNING APPLICATIONS										
S/0618/16/PN	Prior Notification (Demolition)	22, Cambridge Science Park, Milton, Cambridge, Cambridgeshire, CB4 0FJ	Prior notification of the demolition of two storey office / research building	07/04/2016					0.1747	Permitted since 31st March 2016
S/1191/15/FL	Full Application	Plots 26/27, Cambridge Science Park, Milton	Erection of three storey building for B1 use.	01/07/2016	B1	8305	0	8305	0.86	Permitted since 31st March 2016
S/1405/16/FL	Full Application	29, Cambridge Science Park, Milton, Cambridge, Cambridgeshire, CB4 0DW	Proposed erection of office and laboratory extension (flexible B1 use), decked car park and associated landscaping.	03/11/2016	B1	4148	0	4146	3.05	Permitted since 31st March 2016
S/0303/10/F	Full Application	Suite 5, 23 CAMBRIDGE SCIENCE PARK, MILTON, CAMBRIDGE, CB4 0EY	Erection of 296 bedroom hotel (C1) following demolition of existing health club (D2) and Offices (B1). Change of use of existing Trinity Centre (D2) to hotel facilities (C1) with connection to hotel for associated restaurant, bar and meeting rooms along with associated landscaping, car parking and pedestrian links	14/02/2011	C1 Hotels only	5060	0	5060	1.6578	Unimplemented
S/1693/15/FL	Full Application	Cambridge Science Park, 184, Milton, Cambridge, CB4 0GA	Erection of 3 storey building for flexible B1 use	18/12/2015	B1b Research and Development, High Tech	4991	0	4991	0.647	Under Construction
S/2347/12/FL	Full Application	Bard Pharmaceuticals Ltd, Cambridge Science Park, Milton Road, Cambridge, CB4 0GW	Extensions to existing building to provide approximately 5120 sqm of floorspace (including plant at ground and first floors) for a mix of B1, B2 and B8 floorspace; demolition of existing outbuildings and erection of replacement outbuildings to provide a mix of B1 and B8 use totalling 293 sqm with open storage; alterations to existing car park, service road and vehicular access to the public highway; new landscaping and associated engineering works including bund and external lighting.	10/07/2013	B8 Storage or Wholesale Distribution	1808	0	1808	1.053	Under Construction
S/2347/12/FL	Full Application	Bard Pharmaceuticals Ltd, Cambridge Science Park, Milton Road, Cambridge, CB4 0GW	Extensions to existing building to provide approximately 5120 sqm of floorspace (including plant at ground and first floors) for a mix of B1, B2 and B8 floorspace; demolition of existing outbuildings and erection of replacement outbuildings to provide a mix of B1 and B8 use totalling 293 sqm with open storage; alterations to existing car park, service road and vehicular access to the public highway; new landscaping and associated engineering works including bund and external lighting.	10/07/2013	B2 General Industry	2515	0	2515	part of above	Under Construction
S/179/13/OL	Outline application	Plots 420, 430 and 440, Phase VI Cambridge Science Park, Cambridge	Erection of three buildings totalling 13,800sq.m of B1a and B1b floorspace on Plots 420, 430 & 440 of Phase VI of Cambridge Science Park.	05/07/2013	B1a Offices, not within A2	6900	0	6900	1.115	Outline
S/179/13/OL	Outline application	Plots 420, 430 and 440, Phase VI Cambridge Science Park, Cambridge	Erection of three buildings totalling 13,800sq.m of B1a and B1b floorspace on Plots 420, 430 & 440 of Phase VI of Cambridge Science Park.	05/07/2013	B1b Research and Development, High Tech	2716	0	2716	0.315	Outline
S/0630/15/FL	Full Application	250-289, Cambridge Science Park, MILTON, CB4 0WE	Hybrid planning application for phased demolition of existing office buildings & phased redevelopment of plots 250-289 with three office/R&D (B1a/B1b) buildings (17,219m sq) & decked car park & associated development. Building one & car park applied for in full & buildings two & three applied for in outline	03/03/2016	B1a offices	0	5621	-5621	2.096	Unimplemented
S/0630/15/FL	Full Application	250-289, Cambridge Science Park, MILTON, CB4 0WE	Hybrid planning application for phased demolition of existing office buildings & phased redevelopment of plots 250-289 with three office/R&D (B1a/B1b) buildings (17,219m sq) & decked car park & associated development. Building one & car park applied for in full & buildings two & three applied for in outline.	03/03/2016	B1a offices	4343	0	4343	0.529	Unimplemented
S/0630/15	Outline application	250-289, Cambridge Science Park, MILTON, CB4 0WE	Hybrid planning application for phased demolition of existing office buildings& phased redevelopment of plots 250-289 with three office/R&D (B1a/B1b) buildings (17,219m sq) & decked car park & associated development. Building one & car park applied for in full & buildings two & three applied for in outline.	03/03/2016	B1a offices	12876	0	12876	1.567	Outline

COMPLETIONS - 1st April 2013 to 31 March 2016

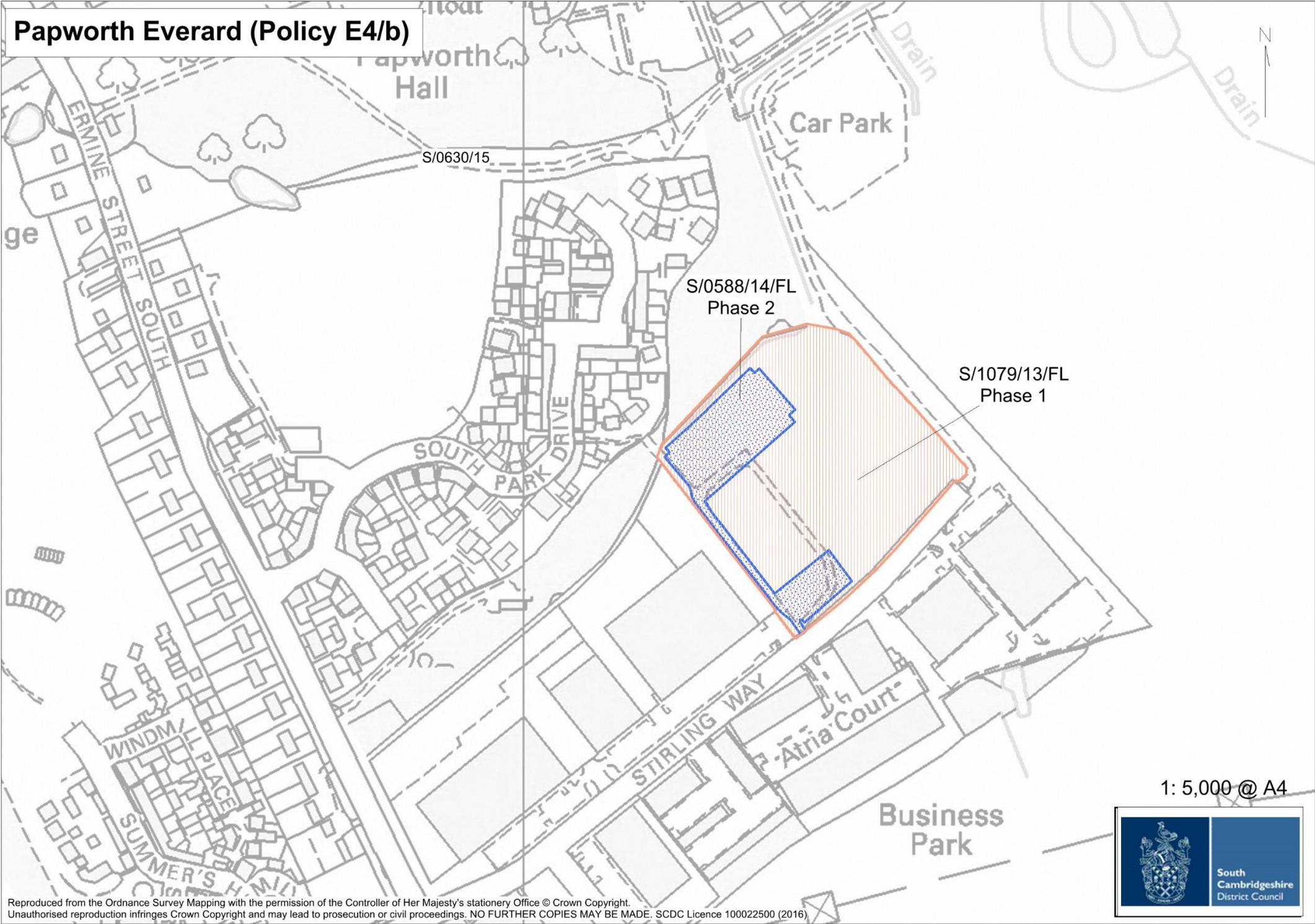
S/0303/10/F	Full Application	Suite 5, 23 CAMBRIDGE SCIENCE PARK, MILTON, CAMBRIDGE, CB4 0EY	Erection of 296 bedroom hotel (C1) following demolition of existing health club (D2) and Offices (B1). Change of use of existing Trinity Centre (D2) to hotel facilities (C1) with connection to hotel for associated restaurant, bar and meeting rooms along with associated landscaping, car parking and pedestrian links.	14/02/2011	B1b research and development/high tech	0	2870	-2870	0.8289	Completed 2015
S/0303/10/F	Full Application	Suite 5, 23 CAMBRIDGE SCIENCE PARK, MILTON, CAMBRIDGE, CB4 0EY	Erection of 296 bedroom hotel (C1) following demolition of existing health club (D2) and Offices (B1). Change of use of existing Trinity Centre (D2) to hotel facilities (C1) with connection to hotel for associated restaurant, bar and meeting rooms along with associated landscaping, car parking and pedestrian links.	14/02/2011	D2 Development Use Class	0	2190	-2190	part of above	Completed 2015
S/0672/11	Full Application	205 CAMBRIDGE SCIENCE PARK, MILTON, CAMBRIDGE, CB4 0GZ	Part demolition of later addition rear extension & outbuilding.	26/03/2013	B1a Offices, not within A2	0	154	-154	0.187273458	Completed 2013
S/0734/11	Full Application	NAPP PHARMACEUTICAL LTD, CAMBRIDGE SCIENCE PARK, MILTON ROAD, CAMBRIDGE	Extensions & alterations to building 191 to provide new ancillary restaurant, plant room with new landscaped area, outdoor terrace and CCTV pole camera.	03/06/2011	B1b research and development/high tech'	153	0	153	0.433497928	Completed 2013
S/0779/14/FL	Full Application	Johnson Matthey, 28, Science Park Milton Road, CAMBRIDGE, CB4 0FP	Proposed extension, cycle parking, erection of plant compound and landscaping	30/05/2014	B1b Research and Development, High Tech	608	0	608		Completed 2016
S/0784/13/PD	Full Application	25 CAMBRIDGE SCIENCE PARK, MILTON, CAMBRIDGE, CB4 0FW	Demolition of existing two storey office building.	13/05/2013	B1a Offices, not within A2	0	640	-640	0.064	Completed 2014
S/0939/15/PD	Prior Notification (Demolition)	184 Cambridge Science Park Milton Road, CAMBRIDGE, CB4 0GA	Demolition of Two Storey Office Building	17/06/2015	B1a offices	0	1008	-1008	0.101	Completed 2016
S/1257/08/F	Full Application	Land at Cambridge Consulting Ltd, CAMBRIDGE SCIENCE PARK, MILTON	Proposed 3 storey extension & energy centre following demolition of the banana block with associated landscaping, additional car & cycle parking & alternative access arrangements	07/10/2008	B1b research and development/high tech'	0	2505	-2505	2.257218	Completed 2014
S/1257/08/F	Full Application	Land at Cambridge Consulting Ltd, CAMBRIDGE SCIENCE PARK, MILTON	Proposed 3 storey extension & energy centre following demolition of the banana block with associated landscaping, additional car & cycle parking & alternative access arrangements	07/10/2008	B1b research and development/high tech'	4177	0	4177	part of above	Completed 2016
S/1778/11	Full Application	29/30 CAMBRIDGE SCIENCE PARK, MILTON, CAMBRIDGE, CB4 0FT	Extensions and Alterations to create new office space, alterations to glazed atrium including installation of solar PV panels, air handling plants, air condensers, and extract for fume cupboard	06/12/2011	B1b Research and Development, High Tech	351	0	351	0.1024	Completed 2013
S/2157/13/FL	Full Application	The Royal Society Of Chemistry, 290-292, Science Park Milton Road, CAMBRIDGE, CB4 0WF	Extension to create single storey cold/freezer store and shower/locker room facility and insertion of window in rear, south elevation	22/01/2014	B1a Offices, not within A2	108	0	108	0.2719	Completed 2015
S/2347/12/FL	Full Application	Bard Pharmaceuticals Ltd, Cambridge Science Park, Milton Road, Cambridge, CB4 0GW	Extensions to existing building to provide approximately 5120 sqm of floorspace (including plant at ground and first floors) for a mix of B1, B2 and B8 floorspace; demolition of existing outbuildings and erection of replacement outbuildings to provide a	10/07/2013	B8 Storage or Wholesale Distribution	0	160	-160	1.053	Completed 2016
S/2621/12/PD	Full Application	10 CAMBRIDGE SCIENCE PARK, MILTON, CAMBRIDGE, CB4 0FG	Demolition of existing two storey office building.	29/01/2013	B1a Offices, not within A2	0	66	-66	0.021537509	Completed 2014

Cambridge Science Park



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Papworth Everard (Policy E4/b)



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