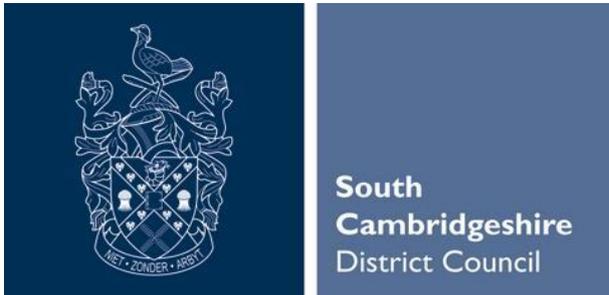


SC5A/SCDC – Supplement 1



Examination into the Soundness of the
South Cambridgeshire Local Plan

**Matter SC5A – Delivering High Quality Homes –
Residential Site Allocations – Supplement 1:
Question SC5A.8.ii
Paragraph 7.13 Bayer CropScience Waste
Water Treatment Works**

South Cambridgeshire District Council

November 2016

Introduction

1. Paragraph 7.13 of the South Cambridgeshire Submission Local Plan provides the context for potential proposals for the redevelopment of the recreation buildings and former waste water treatment facility on the western side of the A10.
2. In relation to Matter SC5A the Inspectors asked the following question: ‘SC5A.8.ii *In respect of paragraph 7.13, is it the intention of the policy that the future redevelopment of the waste water treatment works and the recreation buildings would be restricted to uses which would not represent inappropriate development in the Green Belt?*’
3. The Council's response in its Matter SC5A statement was as follows: ‘*Yes, such an approach is consistent with the NPPF as stated in the final bullet point to paragraph 89. The Council is also aware that the December 2015 DCLG consultation on proposed changes to the NPPF proposed to allow a greater degree of harm to the openness of such a site provided that the harm would not be substantial⁴². Any proposals would be considered against national Green Belt policy applying at the time of a planning application.*’

Proposed Modification

4. In light of consideration of issues regarding Green Belt policy identified through preparation of the Council's Examination statement on Protecting and Enhancing the Natural and Historic Environment, Paragraph 7.13 requires a modification for soundness.
5. Rather than identifying development that is ‘appropriate’ in the Green Belt, it would be more applicable to describe paragraph 89 of the NPPF as identifying types of development that is ‘not inappropriate’. It would also make the paragraph more effective if referenced paragraph 89 of the NPPF, and Policy NH/9 of the Local Plan, which deal with the redevelopment of previously developed sites. A modification is proposed below.

Amend Paragraph 7.13 to read:

7.13 Proposals for the redevelopment of the recreation buildings and waste water treatment facility on the western side of the A10 will be considered in the context of proposals for ~~appropriate~~ **that do not comprise inappropriate** development within the Green Belt. As a planning objective it would be highly desirable to secure the removal of the incongruous industrial structures on the western part of the site. Particular consideration should be given to proposals that remove these structures and improve the visual appearance of the Green Belt **through proposals that are consistent with Policy NH/9 and the NPPF paragraph 89.**