



**Joint Strategic Transport and Spatial Planning Group: 16 November 2015**

**South Cambridgeshire District Council – Planning Portfolio Holder meeting: 17 November 2015**

**Cambridge City Council – Development Plan Scrutiny Sub Committee: 17 November 2015**

**Update to:**

**Appendix A: Cambridge and South Cambridgeshire Modifications Consultation Report**

**November 2015**

# UPDATE

## Modifications Schedule

**The following additional modifications should be included in the modifications schedule for South Cambridgeshire**

### **Parish Council led Proposals in Great and Little Abington and Graveley**

The Housing Land Supply Update report – appended to each meeting agenda – refers at paragraph 2.13 to these Parish Council led proposals and that this consultation provides an opportunity for consultation to be carried out by the district council ahead of consideration at the examination.

These sites were agreed for inclusion in the submission South Cambridgeshire Local Plan at the 11th February 2014 meeting of the Planning Policy and Localism Portfolio Holder, and by Council on 13th March 2014 just before the submission of the Local Plan for examination. They have not therefore before been subject to consultation through the Local Plan preparation process.

They are included in the attached schedule and will be integrated into the consultation document schedule.

### **Maps**

The following maps accompany the proposed modifications to the South Cambridgeshire Local Plan listed in the South Cambridgeshire Modifications schedule in the Consultation Report at Appendix A of the meeting agendas.

They include changes to the Policies Map and to any relevant figures in the Local Plan.

The maps relate to:

- Amendment to Policy SS/3: Cambridge East (modification PM/SC/3/A) – see page 90 of Appendix A
- Amendment to Policy E/2: Fulbourn Road East (modification PM/SC/8/C) – see page 130 of Appendix A
- New Policy E/1B: Cambridge Biomedical Campus Extension (modification PM/SC/8/A) – see page 124 of Appendix A
- Parish Council led housing allocations in Great and Little Abington and Graveley (modifications PM/SC/7/K and PM/SC/7/L) – these are all additional modifications in the schedule below

Proposed modifications to the Submission South Cambridgeshire Local Plan 2014 – ADDITIONAL MODIFICATIONS

Proposed modification number	Policy / paragraph number / site reference	Proposed modification to the South Cambridgeshire Local Plan	Reason for proposed modification	Main/minor modification
<b>Chapter7 Delivering High Quality Homes</b>				
PM/SC/7/K	Policy H/1: Allocations for Residential Development at Villages	<p>Include a new section to policy H/1 just below the existing policy text with a new sub-heading and before its supporting text.</p> <p><b><u>Parish Council Led Allocations for Residential Development in Villages</u></b></p> <p><b><u>H/1:i Land at Linton Road, Great Abington Area (ha.) and indicative dwelling capacity: 4.11 ha. 35 dwellings</u></b></p> <p><b><u>Development requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Retention of the allotments.</u></b></li> <li>• <b><u>Retention of boundary trees and hedges except as required to provide for access.</u></b></li> <li>• <b><u>Creation of a community orchard on the south of the site to provide a soft green edge.</u></b></li> <li>• <b><u>This is a Parish Council led proposal which has been included in the Local Plan because it has demonstrated local support.</u></b></li> </ul>	<p>These sites were agreed for inclusion in the submission Local Plan at the 11<sup>th</sup> February 2014 meeting of the Planning Policy and Localism Portfolio Holder, and by Council on 13<sup>th</sup> March 2014.</p> <p>The Parish Councils of Great and Little Abington, have promoted a number of small scale housing developments through the South Cambridgeshire Local Plan process to meet identified local housing needs, as an alternative to taking forward a Neighbourhood Plan. Local people were consulted by leaflet about whether the sites should be developed and there is clear evidence of local support. These Parish Council-led sites were brought forward just before the submission of the Local Plan for examination and have already been identified as Main Modifications, but have not yet been generally consulted upon. They provide part of the Council’s housing supply, respond to the localism agenda, provide additional rural housing as supported by the DEFRA ‘Towards a one nation</p>	Main modification

Proposed modification number	Policy / paragraph number / site reference	Proposed modification to the South Cambridgeshire Local Plan	Reason for proposed modification	Main/minor modification
		<p><b><u>Developments should seek to fulfil the aspirations of the Parish Council for the site.</u></b></p> <p><b><u>H/1:j Land at High Street / Pampisford Road, Great Abington</u></b>  <b><u>Area (ha.) and indicative dwelling capacity: 0.55 ha. 12 dwellings</u></b>  <b><u>Development requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Retention of boundary trees and hedges except as required to provide for access.</u></b></li> <li>• <b><u>Creation of a landscape buffer along the boundary of the site where it adjoins or could be seen from open countryside to provide a soft green village edge.</u></b></li> <li>• <b><u>This is a Parish Council led proposal which has been included in the Local Plan because it has demonstrated local support. Developments should seek to fulfil the aspirations of the Parish Council for the site.</u></b></li> </ul>	<p>economy: A 10-point plan for boosting productivity in rural area' publication of August 2015, and provide flexibility in housing land supply. This consultation provides an opportunity for consultation to be carried out by the district council ahead of consideration at the examination.</p> <p>Parish Council led proposals pursued through Local Plan instead of Neighbourhood Plans. To ensure that the Local Plan is positively prepared and effective. To ensure that the Local Plan is consistent with national policy set out in the NPPF at paragraphs 14, 17 (bullet point 1), 47, 150 and 155.</p> <p>This consultation provides an opportunity for consultation to be carried out by the district council ahead of consideration at the examination.</p> <p>NOTE: this modification has been subject to original Sustainability Appraisal accompanying the Submission Local Plan (see Part 3, Appendix 6)</p>	

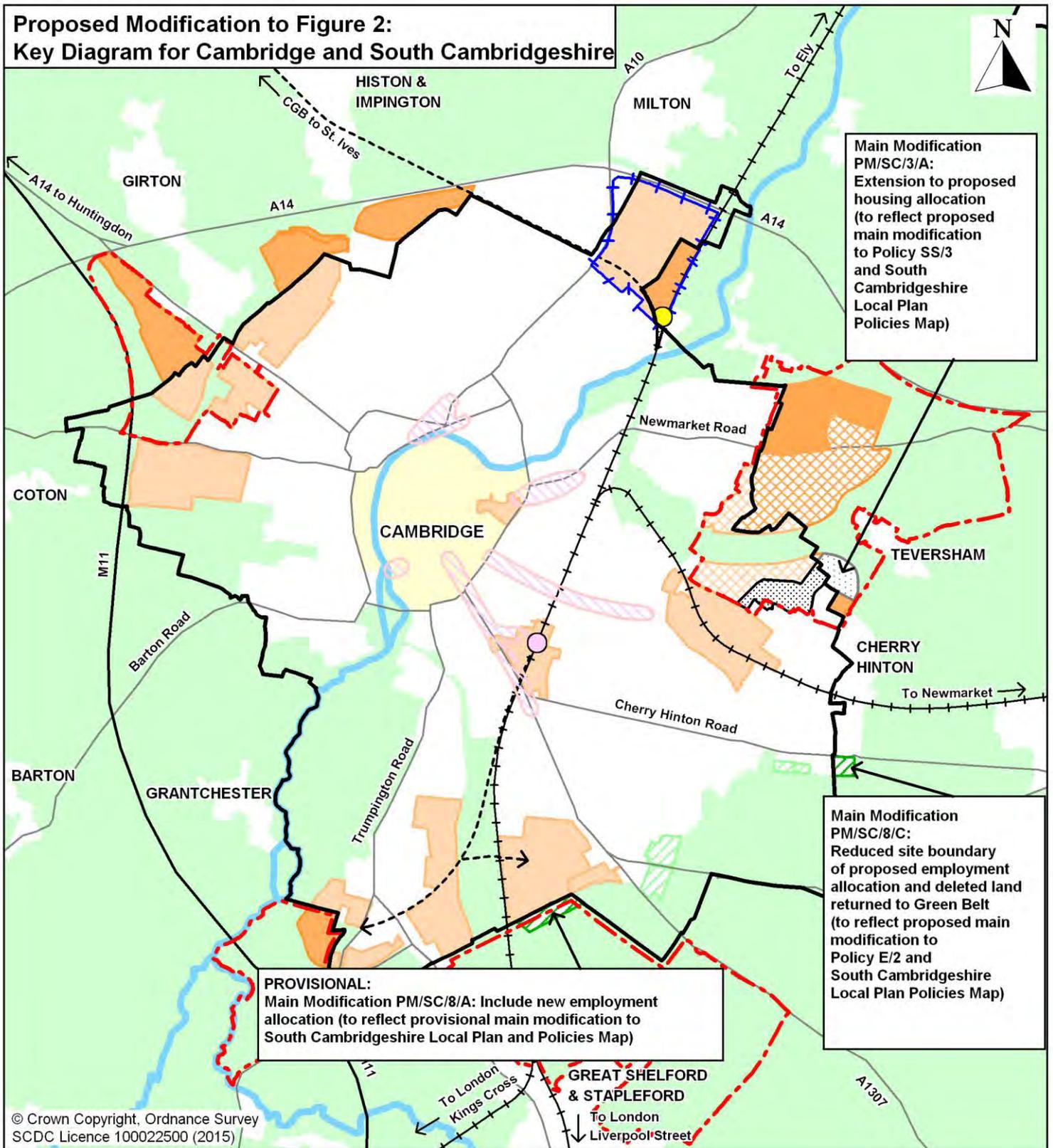
Proposed modification number	Policy / paragraph number / site reference	Proposed modification to the South Cambridgeshire Local Plan	Reason for proposed modification	Main/minor modification
		<p><b><u>H/1: k Land at Bancroft Farm, Church Lane, Little Abington</u></b>  <b><u>Area (ha.) and indicative dwelling capacity: 0.42 ha. 6 dwellings</u></b>  <b><u>Development requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Enhancement of the Conservation Area with a high quality development of cottages suitable for 'downsizers' with generous room sizes.</u></b></li> <li>• <b><u>Retention of the flint boundary wall either as a boundary wall or as part of built development and except as required to provide for access.</u></b></li> <li>• <b><u>Creation of a landscape buffer along the rear of the site to provide a soft green village edge.</u></b></li> <li>• <b><u>This is a Parish Council led proposal which has been included in the Local Plan because it has demonstrated local support. Developments should seek to fulfil the aspirations of the Parish Council for the site.</u></b></li> </ul>		

Proposed modification number	Policy / paragraph number / site reference	Proposed modification to the South Cambridgeshire Local Plan	Reason for proposed modification	Main/minor modification
		<p>And add a new supporting paragraph after 7.7, renumbering the remaining paragraphs:  <b>7.8 <u>The Parish Council led village residential development sites in policy H/1 have been proposed by Parish Councils to meet local aspirations for growth and as an alternative to their preparation of a Neighbourhood Plan. These have been included in the plan as an exception to the sustainable spatial strategy for the district set out in policy S/6 as local support has been demonstrated through local village consultations. Developers should work closely with the relevant Parish Council, and seek to fulfil the aspirations of the Parish Council for the site.</u></b></p>		
PM/SC/7/L	Policy H/1: Allocations for Residential Development at Villages	<p>Include the following site within a new parish council led allocations section to policy H/1 just below the policy wording change detailed at MM/7/01 and before its supporting text.  <b>H/1: 1 <u>Land at Toseland Road, Graveley Area (ha.) and indicative dwelling capacity: 0.40 ha. 6 dwellings</u></b>  <b><u>Development requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Consider if there could be impacts on residential amenity from the Cotton Wind Farm and design to mitigate as appropriate.</u></b></li> </ul>	<p>This site was agreed for inclusion in the submission Local Plan at the 11<sup>th</sup> February 2014 meeting of the Planning Policy and Localism Portfolio Holder, and by Council on 13<sup>th</sup> March 2014.</p> <p>The Parish Council of Graveley promoted two small scale housing developments through the South Cambridgeshire Local Plan process to meet identified local housing needs, as an alternative to taking forward a Neighbourhood Plan. Local people were consulted by leaflet</p>	Main modification

Proposed modification number	Policy / paragraph number / site reference	Proposed modification to the South Cambridgeshire Local Plan	Reason for proposed modification	Main/minor modification
		<ul style="list-style-type: none"> <li>• <b><u>Retention of mature trees and hedgerows and creation of a landscape buffer along the rear of the site to provide a soft green development edge.</u></b></li> </ul> <p><b><u>This is a Parish Council led proposal which has been included in the Local Plan because it has demonstrated local support. Developments should seek to fulfil the aspirations of the Parish Council for the site including a contribution to benefit the wider village community.</u></b></p>	<p>about whether the sites should be developed and there is clear evidence of local support for the Toseland Road site. This Parish Council-led site was brought forward just before the submission of the Local Plan for examination and has already been identified as a Major Modification, but has not yet been generally consulted upon. It provides part of the Council's housing supply, responds to the localism agenda, provides additional rural housing as supported by the DEFRA 'Towards a one nation economy: A 10-point plan for boosting productivity in rural area' publication of August 2015, and provides flexibility in housing land supply. This consultation provides an opportunity for consultation to be carried out by the district council ahead of consideration at the examination.</p> <p>Parish Council led proposal pursued through Local Plan instead of Neighbourhood Plans. To ensure that the Local Plan is positively prepared and effective.</p> <p>To ensure that the Local Plan is consistent with national policy set out in the NPPF at paragraphs 14, 17 (bullet point 1), 47, 150 and 155.</p> <p>This consultation provides an opportunity for</p>	

Proposed modification number	Policy / paragraph number / site reference	Proposed modification to the South Cambridgeshire Local Plan	Reason for proposed modification	Main/minor modification
			<p>consultation to be carried out by the district council ahead of consideration at the examination.</p> <p>NOTE: this modification has been subject to original Sustainability Appraisal accompanying the Submission Local Plan (see Part 3, Appendix 6)</p>	

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

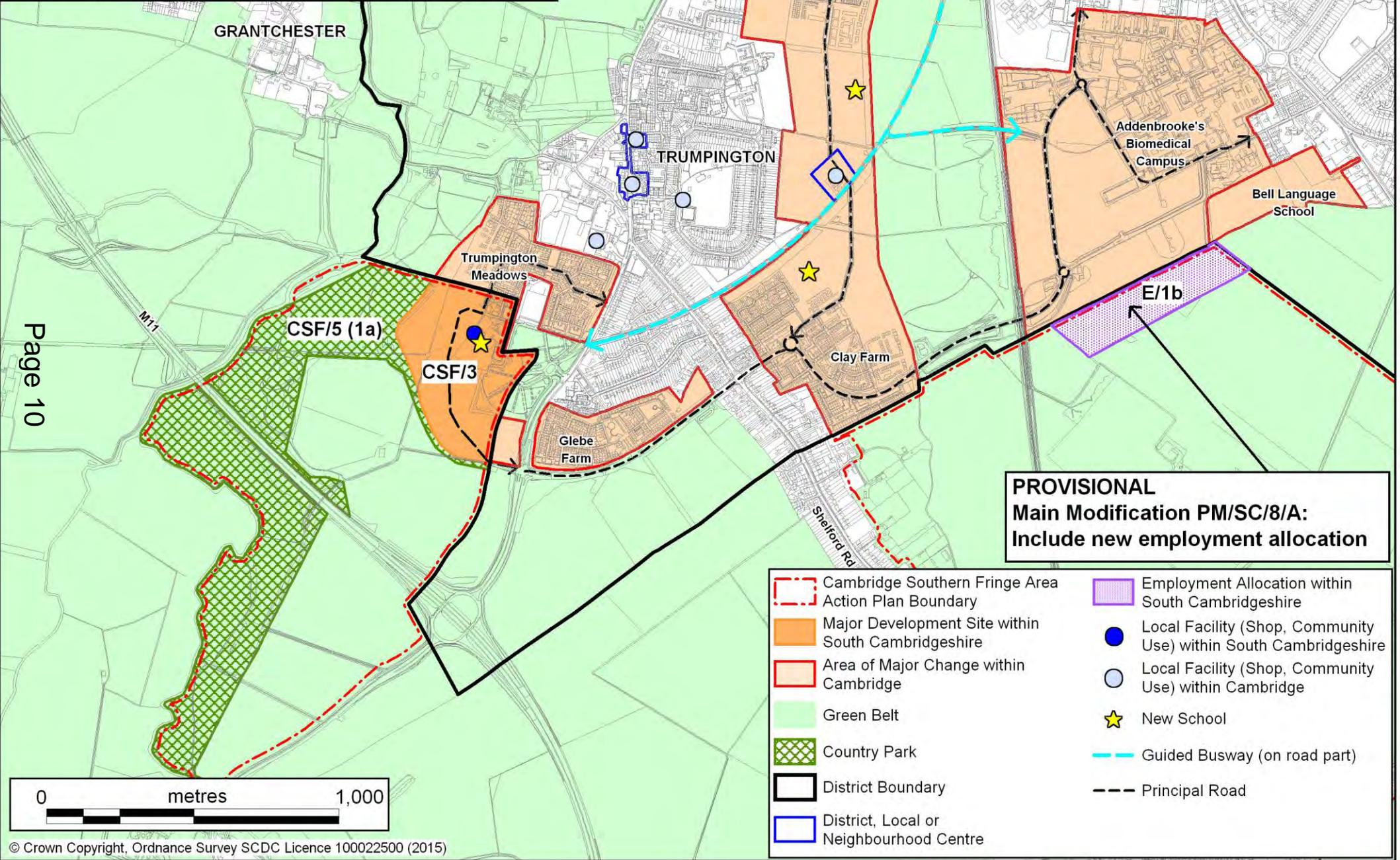


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- |  |   |                                    |
|--|---|------------------------------------|
| Area Action Plan Boundary                            | New Proposal Site in Cambridge                                  | Cambridgeshire Guided Busway (CGB)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

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

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

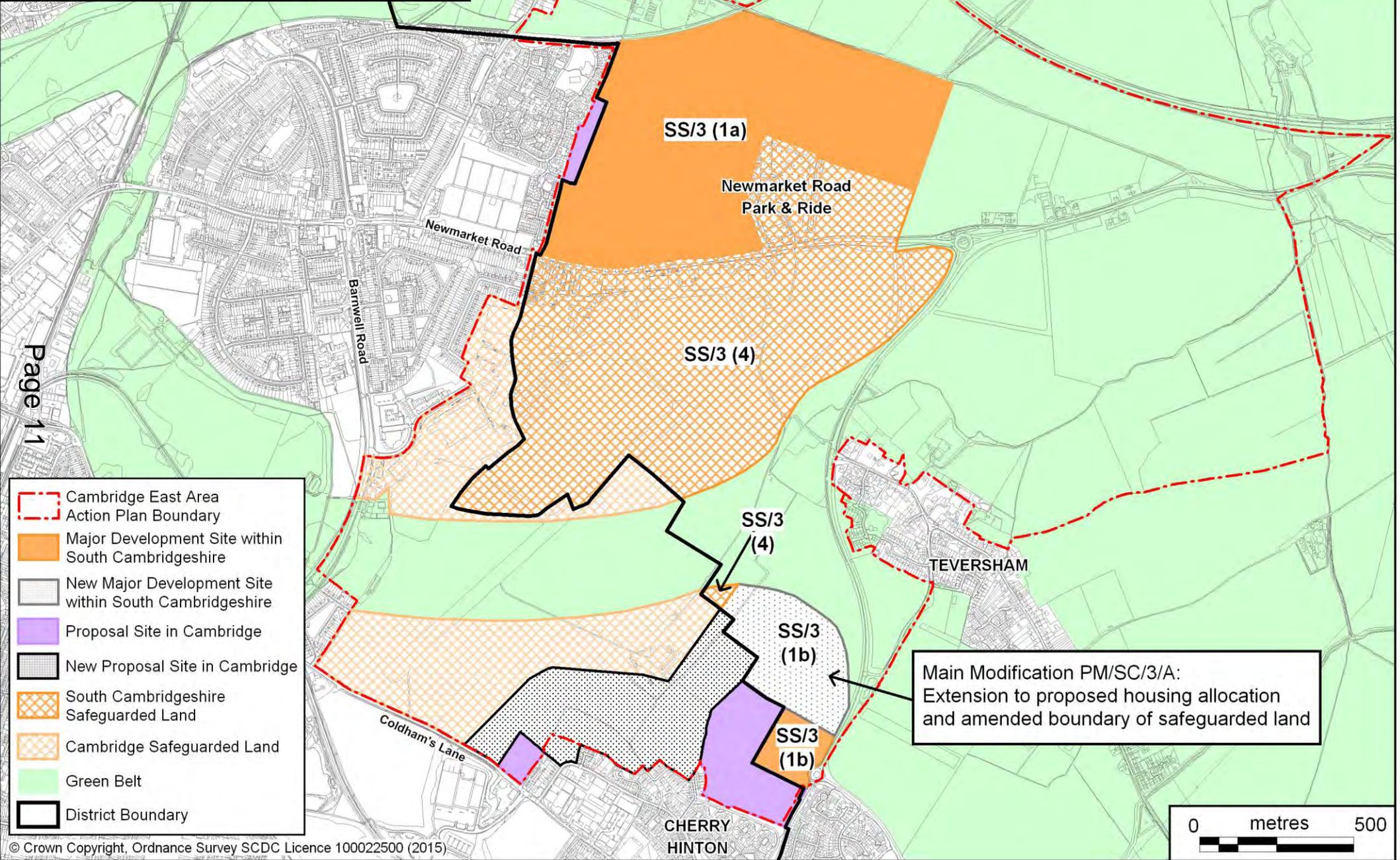


**PROVISIONAL  
Main Modification PM/SC/8/A:  
Include new employment allocation**

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

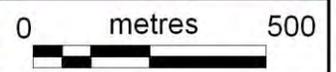


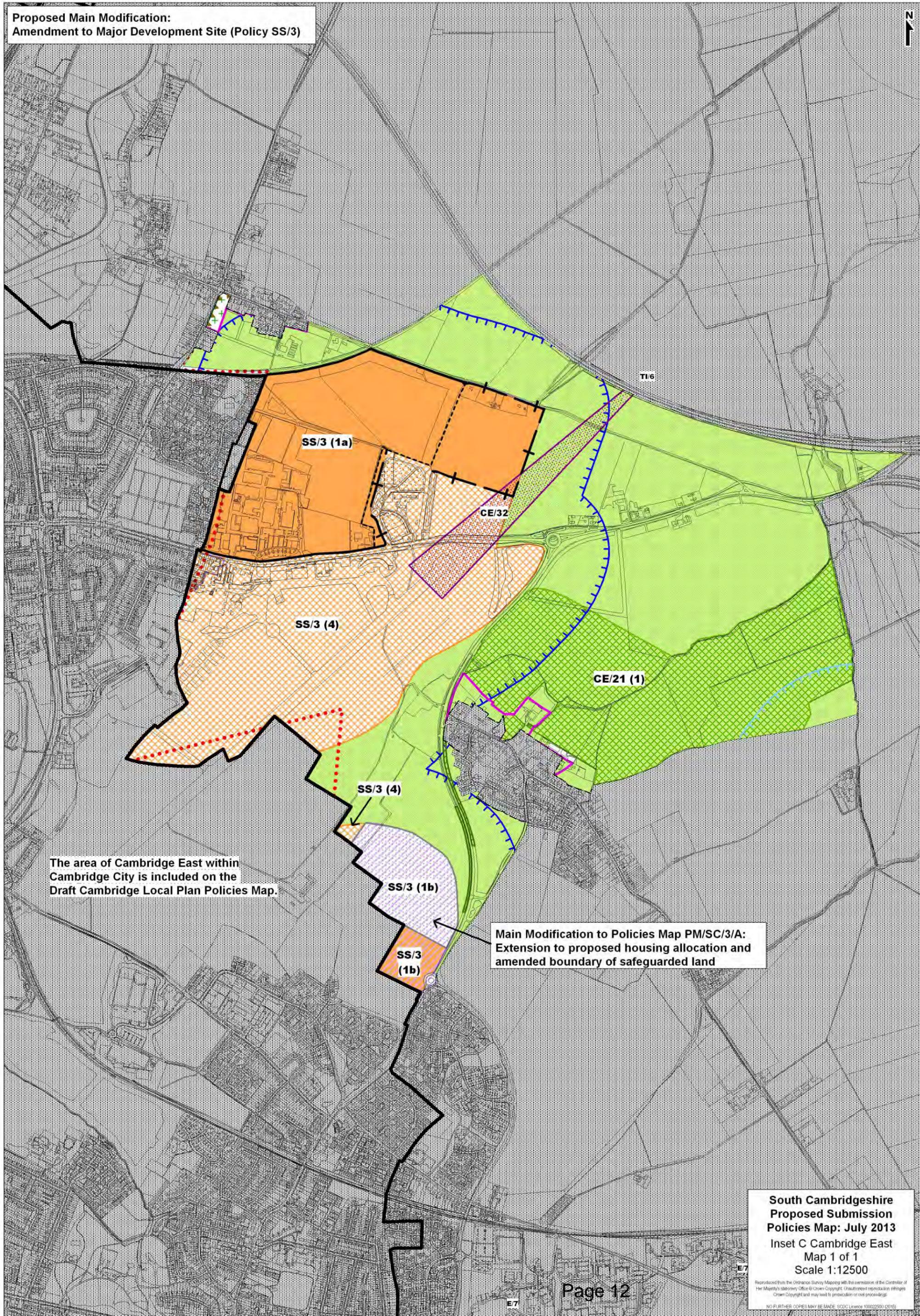
**Proposed Modification to Figure 7:  
Illustration of Major Development Area and  
Safeguarded Land at Cambridge East**



- Cambridge East Area Action Plan Boundary
- Major Development Site within South Cambridgeshire
- New Major Development Site within South Cambridgeshire
- Proposal Site in Cambridge
- New Proposal Site in Cambridge
- South Cambridgeshire Safeguarded Land
- Cambridge Safeguarded Land
- Green Belt
- District Boundary

**Main Modification PM/SC/3/A:**  
Extension to proposed housing allocation  
and amended boundary of safeguarded land



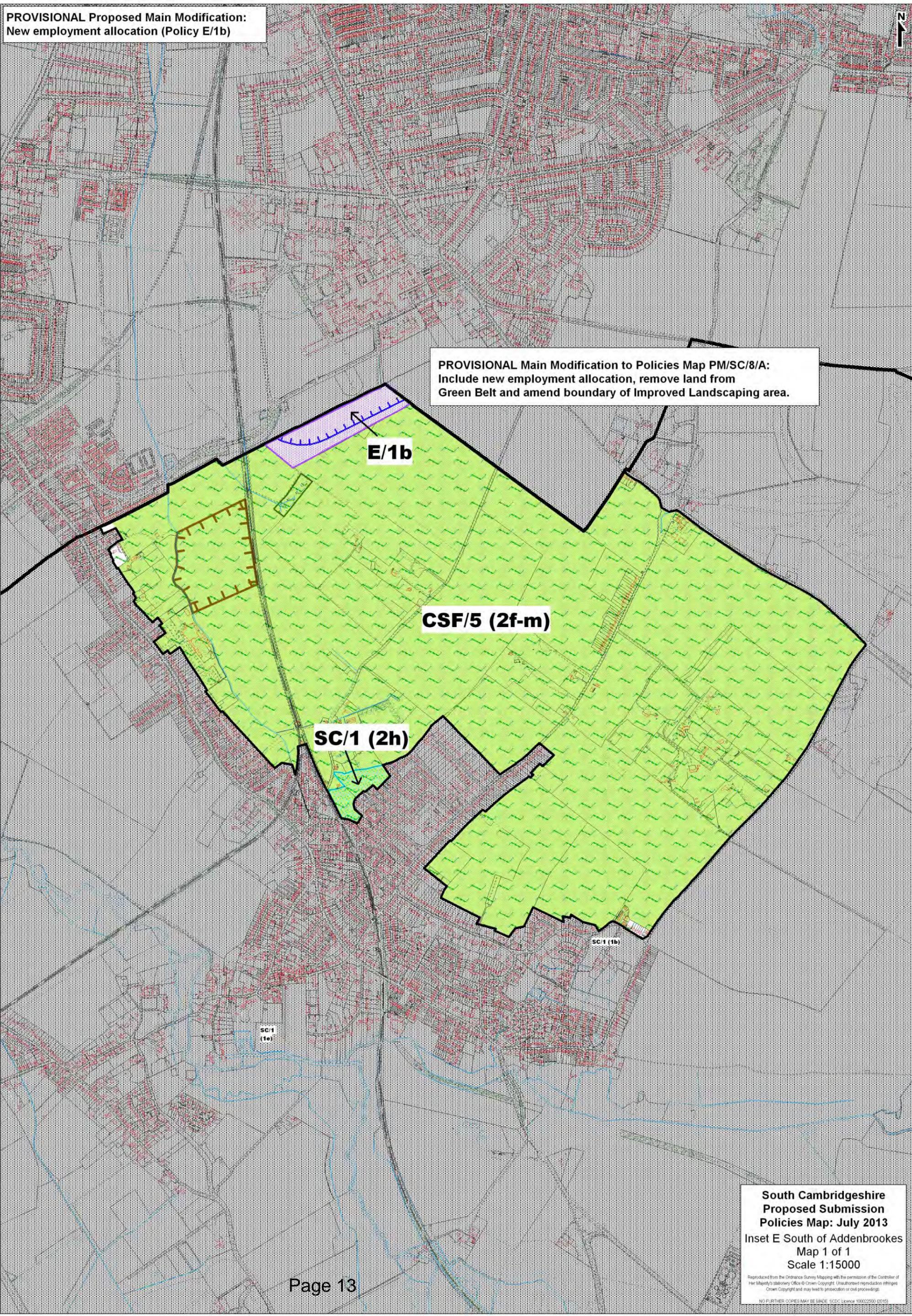


The area of Cambridge East within Cambridge City is included on the Draft Cambridge Local Plan Policies Map.

Main Modification to Policies Map PM/SC/3/A:  
Extension to proposed housing allocation and amended boundary of safeguarded land

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

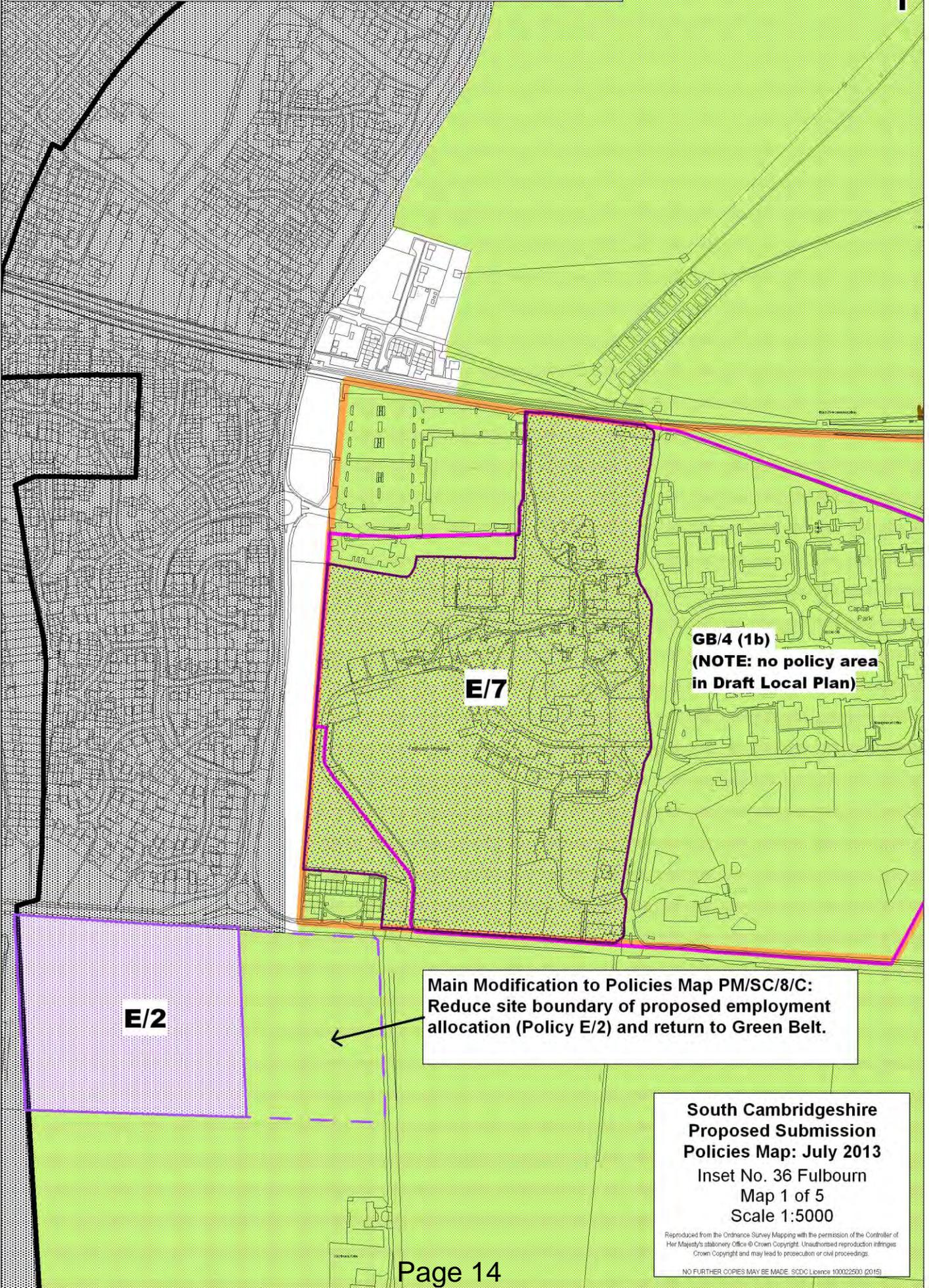
**PROVISIONAL Main Modification to Policies Map PM/SC/8/A:  
Include new employment allocation, remove land from  
Green Belt and amend boundary of Improved Landscaping area.**



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

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**Proposed Main Modification: Amendment to Employment Allocation  
(Policy E/2)**



**GB/4 (1b)**  
**(NOTE: no policy area  
in Draft Local Plan)**

**E/7**

**E/2**

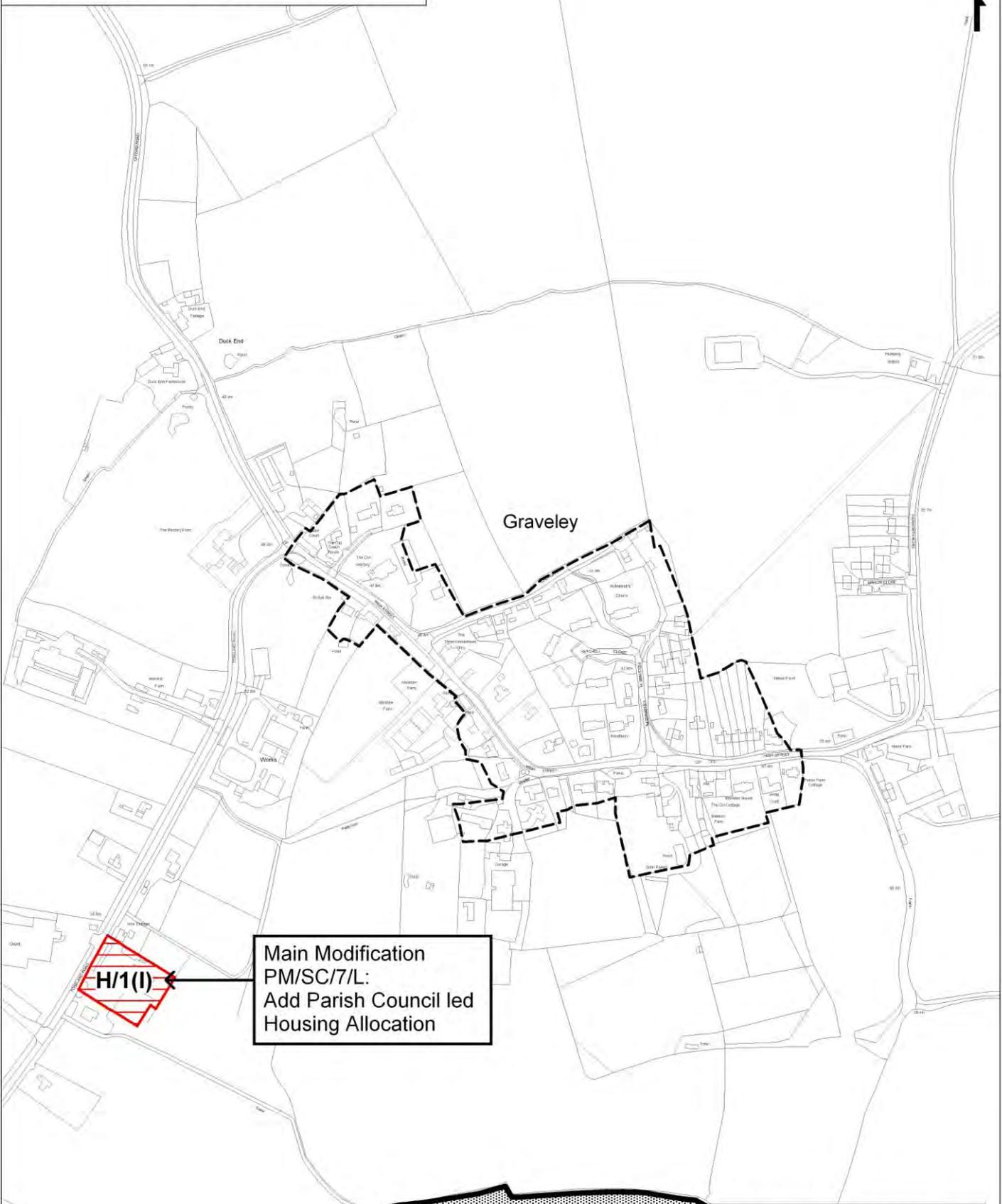
**Main Modification to Policies Map PM/SC/8/C:  
Reduce site boundary of proposed employment  
allocation (Policy E/2) and return to Green Belt.**

**South Cambridgeshire  
Proposed Submission  
Policies Map: July 2013**  
Inset No. 36 Fulbourn  
Map 1 of 5  
Scale 1:5000

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# Main Modification - PM/SC/7/L



Main Modification  
PM/SC/7/L:  
Add Parish Council led  
Housing Allocation

H/1(I)

**South Cambridgeshire  
Proposed Submission  
Policies Map: July 2013**  
Inset No. 40 Graveley  
Map 1 of 1  
Scale 1:5000

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**Main Modification - PM/SC/7/K**



**NOTE:**  
*Previously  
a PVAA*

**Main Modification  
PM/SC/7/K:**  
Add Parish Council led  
Housing Allocation and  
delete it from the wider  
Local Green Space.

**H/1 (k)**

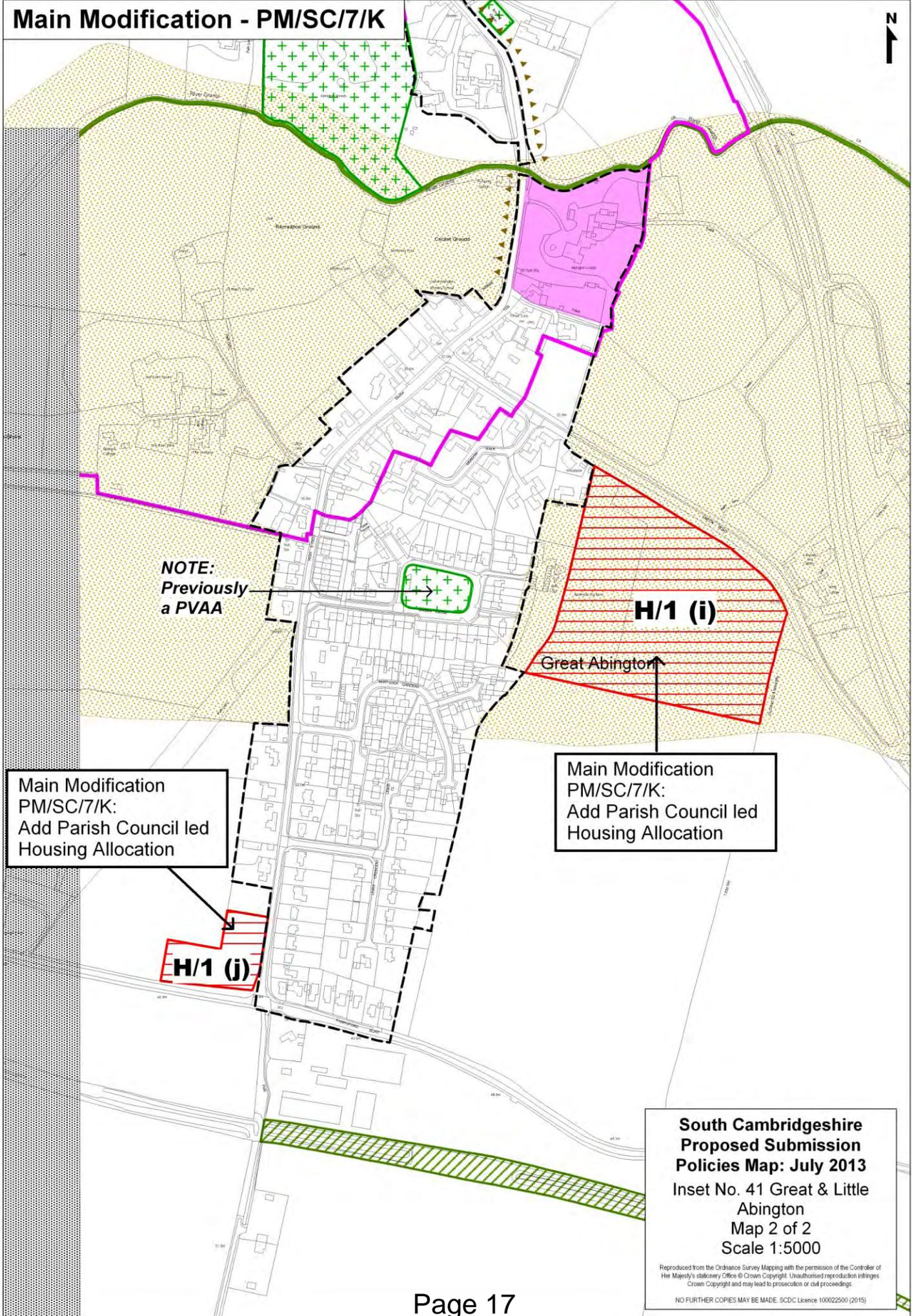
Little Abington

**South Cambridgeshire  
Proposed Submission  
Policies Map: July 2013**  
Inset No. 41 Great & Little  
Abington  
Map 1 of 2  
Scale 1:5000

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# Main Modification - PM/SC/7/K



**NOTE:**  
Previously  
a PVAA

**H/1 (i)**

Great Abington

Main Modification  
PM/SC/7/K:  
Add Parish Council led  
Housing Allocation

**H/1 (j)**

Main Modification  
PM/SC/7/K:  
Add Parish Council led  
Housing Allocation

**South Cambridgeshire  
Proposed Submission  
Policies Map: July 2013**  
Inset No. 41 Great & Little  
Abington  
Map 2 of 2  
Scale 1:5000

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