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## Cambridge City Council

### JOINT STRATEGIC TRANSPORT AND SPATIAL PLANNING GROUP

**To:** Cambridge City Council: Cllrs Blencowe (Chair), Herbert, C.Smart  
Alternates: Cllrs Gehring, M.Smart

Cambridgeshire County Council: Cllrs Bates (Vice-Chair), Jenkins, Hipkin  
Alternates: Cllrs Cearns, Harford, Mason

South Cambridgeshire District Council: Cllrs Wotherspoon, (Vice-Chair),  
Kindersley, Turner  
Alternates: Cllrs Manning, Wright

*Despatched: Friday, 4 March 2016*

**Date:** Monday, 14 March 2016

**Time:** 9.30 am

**Venue:** Council Chamber, South Cambridgeshire District Council, South  
Cambridgeshire Hall Cambourne Business Park, Cambourne, CB23  
6EA

**Contact:** Sarah Steed

**Direct Dial:** 01223 457013

### AGENDA

**1 Apologies for absence**

**2 Declarations of Interest**

**3 Minutes of the last meeting** (*Pages 3 - 8*)

To confirm the minutes of the meeting held on the 16 November 2015.

**4 Cambridge Local Plan - Proposed Modifications - Report on  
Consultation March 2016.** (*Pages 9 - 12*)

# Information for the public

## **Public Attendance**

You are welcome to attend this meeting as an observer, although it will be necessary to ask you to leave the room during the discussion of matters which are described as confidential.

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## **JOINT STRATEGIC TRANSPORT AND SPATIAL PLANNING GROUP**

16 November 2015

2.00 - 3.50 pm

### **Present:**

Cambridge City Councillors Blencowe (Chair), C. Smart  
Cambridgeshire County Councillors Bates (Vice-Chair), Cearn, Hipkin  
South Cambridgeshire District Councillors Kindersley and Turner

### **Officers Present:**

Cambridge City Council Officers  
Director of Environment: Simon Payne  
Planning Policy Manager: Sara Saunders  
Urban Extensions Project Manager: Julian Sykes  
Principal Planning Policy Officer: Joanna Gilbert-Wooldridge  
Committee Manager: Sarah Steed

### County Officers

Acting Head of Transport and Infrastructure Policy and Funding: Jeremy Smith  
Business Manager (Growth & Economy): Juliet Richardson

### South Cambs DC Officers

Planning Policy Manager: Caroline Hunt

<b>FOR THE INFORMATION OF THE COUNCIL</b>
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### **15/14/JSTSPG Apologies for absence**

Apologies were received from Councillors Herbert, Jenkins and Wotherspoon.  
Councillor Cearn attended as alternate for Councillor Jenkins.

### **15/15/JSTSPG Declarations of Interest**

No declarations of interest were made.

### **15/16/JSTSPG Minutes of the last meeting**

The minutes of the meeting held on the 28 October 2014 were approved as a correct record subject to the correction of the typographical errors including the spelling of Councillor Kindersley's surname contained in paragraph ii on p9 of the minutes.

### **15/17/JSTSPG Cambridge Local Plan Examination – Consideration of Further Work and Consequential Proposed Modifications**

The Committee received a joint report from the City's Planning Policy Manager and SCDC's Planning Policy Manager regarding the modifications to the Cambridgeshire and South Cambridgeshire Local Plans.

The presentation covered:

- i. The further meetings through which the modifications to the Cambridgeshire and South Cambridgeshire Local Plans would be considered.
- ii. The strategic issues considered through the joint examination hearings which were held between November 2014 and April 2015.
- iii. The Inspector's letter of 20 May 2015 which requested further work on the objectively assessed need for further housing, overall development strategy and conformity with revisions to National Planning Policy since the local plan was submitted for examination.
- iv. Outlined the proposed modification to South Cambridgeshire District Council's housing need to 19,500 dwellings therefore a total of 33,500 dwellings were required in Greater Cambridge.
- v. Looked at the work undertaken by the independent consultants and the conclusion was that the development strategy in the submitted plan with limited modifications provided the right balance for the local plan.
- vi. Outlined the agreed memorandum of understanding regarding housing supply which took into account a flexible start date for the delivery of the new town at Waterbeach and the Bourn Airfield new settlement and also the work with Marshalls regarding the second area north of Cherry Hinton through which 1200 new dwellings should be delivered.
- vii. Outlined the modification proposed for an extension to the south of Cambridge Biomedical campus and the reduction in size of the employment land adjacent to Peterhouse Technology Park following the latest independent Green Belt assessment.
- viii. Noted Parish Council led proposals for three sites in Great Abington and one site in Graveley.
- ix. Outlined conformity with National Planning Policy.

- x. Highlighted the proposed timetable for consultation on the modifications to the local plan between 2 December 2015 and 25 January 2016 and public exhibitions held by South Cambridgeshire District Council and City Council.

Members made the following comments in relation to the presentation:

- i. Expressed confidence in the local plan work which had been undertaken following the Planning Inspectors letter in May 2015 and hoped that the Planning Inspector would be persuaded that the plan was sound.
- ii. The new settlements policy had been strengthened.
- iii. The strategy relied on good transport links and substantial infrastructure, it was questioned whether the City Deal funding would be able to deliver the necessary transport infrastructure.
- iv. Expressed concern at disproportionate growth in student accommodation.
- v. Expressed dissatisfaction in the short length of time members had had to read through the agenda for the meeting.
- vi. Surprised there was no change to the Green Belt allocation.
- vii. Emphasized the need for affordable housing.
- viii. Commented that houses needed to be built in Cambridge that people on low incomes could afford.
- ix. Pleased to see Marshall's were for the time being to remain on their site, which provided 3500 skilled jobs.

In response to Members' questions the City's Planning Policy Manager and SCDC's Planning Policy Manager said the following:

- i. The new settlement transport report, undertook further transport modelling and looked at City Deal Schemes.
- ii. The green belt was considered against edge of Cambridge sites.
- iii. Bus trips were also looked at, this included park and ride locations set alongside the edge of Cambridge sites, better transport links were required.
- iv. The infrastructure delivery strategy was capable of coming forward and would include affordable housing developments. Developer's contributions would be looked into as well as other possible sources of funding.
- v. The modifications for land North of Cherry Hinton included a requirement for a Secondary School to serve east Cambridge. This was a work in progress. The County Council, Cambridge and South Cambridgeshire

- District Councils were working together as it could depend on the growth and housing mix which could impact on child yield.
- vi. Student Accommodation was not a particular issue that the Planning Inspector had raised as an issue at this stage but it would come up as part of the process later on in 2016.
  - vii. The challenges in delivering new settlements were not underestimated however there was plenty of experience following the development at Cambourne and the planning applications at Northstowe.
  - viii. Clarified the location where the County Council had proposed to locate the waste facility.
  - ix. Councils could always be at risk of speculative planning applications wherever they were in the local plan process, and officers were aware that there were landowners who had promoted proposals on sites which were not allocated in the local plan.
  - x. South Cambridgeshire District Council had a good reputation for delivering affordable housing on rural exception sites.

**Resolved:** The Joint Strategic Transport and Spatial Planning Group recommended that the consultation document with proposed modifications (Appendix A) and sustainability appraisal (Appendix B) be agreed by Cambridge City Council and South Cambridgeshire District Council at their respective committee meetings on 17 November 2015.

### **15/18/JSTSPG Cambridge Northern Fringe East Area Action Plan - Issues and Options**

The Committee received a report from the Urban Extensions Project Manager regarding the Cambridge Northern Fringe East Area Action Plan – issues and options.

The presentation covered:

- i. The progress to date with evidence based studies which included an Employment Options Study, with an initial viability assessment, an Issues and Options consultation and the Local Plan Examination into the Cambridge Northern Fringe East policy.
- ii. The review and refinement of the redevelopment options down to two main options, referred to as Option 2A and 4A within the report.
- iii. The next steps which included the provision of a submission draft based upon the Council's preferred development approach to the site. This would need to be supported by robust evidence to demonstrate deliverability which would include; an options assessment, A10 Transport

Study, Development Infrastructure and Funding Study and further investigations into the feasibility of relocating the Anglian Water Recycling Centre.

Members made the following comments in relation to the presentation:

- i. Councillor Hipkin questioned whether funding through a s106 agreement would be sufficient to be able to finance the relocation of the Anglian Water site.
- ii. Councillor Kindersley questioned whether there was a feasible location for Anglian Water to relocate to as it appeared that resources were being focussed on something which would never come forward. Proceeding with option 2a appeared to be the sensible option.
- iii. Councillor Cearns commented that the Economy and Environment Committee made a recommendation for a middle option. The County Council had far less resources than it had ever had and was under a lot of pressure.

In response to Members' questions the City's Urban Extensions Project Manager, SCDC's Planning Policy Manager and the Director of Environment said the following:

- i. Option 2 was easier as it did not have the same implication for relocating the water treatment works. The broader vision option 4A whilst more challenging was nevertheless still worth pursuing because of its greater delivery potential.
- ii. An Employment Option Study had been undertaken in the past and it indicated that there was a good possibility that Option 4A could be viable.
- iii. Commented that it was premature not to explore both options (2A and 4A) and that the development could be phased.

Members made the following further comments:

- i. Councillor Turner suggested that it was too early to reduce the options at this stage and that both Options 2A and 4A should continue to be investigated.
- ii. Councillor C.Smart commented that it would not be good at this stage in the process to rule out one of the options and proposed an additional recommendation - (d) for officers to 'investigate a phased approach between option 2A and 4A'.

- iii. Councillor Bates stated that he liked the idea of a middle ground option between 2A and 4A and with this in mind both should go forward for further consideration at this time.

**Resolved (5 – 0 votes):** The Joint Strategic Transport and Spatial Planning Group:

- i. Noted the summary of conclusions of responses to the AAP Issues and Options consultation (as referred to in appendices A and B); and
- ii. Agreed two revised options those being options 2A and 4A for the potential range of development for the purposes of;
  - a) Testing the potential environmental and infrastructure impact and the economic viability of the emerging AAP proposals;
  - b) Informing the preparation of other ancillary assessments required to ensure the deliverability and soundness of the draft AAP; and
  - c) Guiding further conceptual urban design work that will inform the ultimate preferred development approach
  - d) Officers to investigate a phased approach from option 2A to Option 4A.

The meeting ended at 3.50 pm

**CHAIR**



## **CAMBRIDGE AND SOUTH CAMBRIDGESHIRE LOCAL PLANS: PROPOSED MODIFICATIONS – REPORT ON CONSULTATION MARCH 2016**

To: Cambridge City, South Cambridgeshire, County Council Joint Strategic Transport and Spatial Planning Group

From: Director of Environment, Cambridge City Council  
Director for Planning and New Communities, South Cambridgeshire District Council

Date: 14 March 2016

### **1 INTRODUCTION**

- 1.1. This report follows on from the Councils' consultation on proposed modifications to the Cambridge Local Plan and South Cambridgeshire Local Plan held between 2 December 2015 and 25 January 2016.
- 1.2. The Councils have considered all the representations received and assessed (in light of the issues raised) whether the Proposed Modifications should be submitted to the Inspectors as consulted on, with amendments or not at all. Any new Proposed Modifications considered necessary in response to issues raised during the consultation have also been identified. Appendix A (Proposed Modifications - Report on Consultation March 2016) identifies the number of representations received to each proposed modification, provides a summary of the key issues raised, and the Councils' assessment. The Councils have assessed the representations and key issues for each modification and topic area and taken the appropriate action to:
  - a) carry forward the proposed modification as consulted on;
  - b) carry forward the proposed modification with amendments, and/or;
  - c) include a new proposed modification.
- 1.3. The proposed modifications for the Cambridge and South Cambridgeshire Local Plans recommended for submission to the Local Plan Inspectors are contained in Appendix B and C respectively.

### **2 RECOMMENDATION**

- 2.1 The group is asked to:
  - Consider the Report on Consultation at Appendix A, the Proposed Modifications to the Cambridge and South Cambridgeshire Local Plans (Appendices B and C respectively) and the Supplement to the Sustainability Appraisal Addendum (Appendix E) and recommend that they be agreed by Cambridge City Council and South Cambridgeshire District Council at their respective committee meetings on 14 March 2016 and Special Council meetings on 23 March 2016.
- 2.2 The views of this group will be reported to and considered by the relevant decision making bodies of each Council as part of their decision making process. For the City Council, it will be considered by the Executive Councillor for Planning Policy and Transport at Development Plan Scrutiny Sub Committee on 14 March 2016 and for South Cambridgeshire, it will be considered by the Planning Portfolio Holder at a meeting on 14 March 2016. If agreed, they will be considered by Special Council meetings of each Council on 23 March 2016. If approved the proposed modifications

and supporting documentation will be submitted to the Planning Inspectors for consideration.

### **3 BACKGROUND**

- 3.1 The Councils submitted the Cambridge and South Cambridgeshire Local Plans for examination on 28 March 2014. The separate plans were prepared in parallel with joint working throughout the process in recognition of the close functional relationship between the two areas and reflecting the duty to cooperate.
- 3.2 Joint examination hearings on strategic issues were held between November 2014 and April 2015 on topics such as: housing and employment needs, development strategy, Green Belt, transport, infrastructure and housing supply.
- 3.3 Subsequently, the Inspectors wrote to the Councils on 20 May 2015 in relation to three main issues (objectively assessed need for new housing, overall development strategy and conformity with revisions to National Planning Policy since the Local Plans were submitted for examination) and invited the Councils to undertake additional work to address those issues before the examinations progress further. The Councils agreed to undertake additional work and the examinations were formally suspended on 28 July 2015 until March 2016.
- 3.4 Additional work was carried out in response to the Inspectors' issues, which fed into the creation of the Councils' Proposed Modifications consultation document. The consultation document and supporting documentation was discussed at Joint Strategic Transport and Spatial Planning Group on 16 November 2015 and approved by the Councils for consultation on 30 November 2015. Consultation on proposed modifications to the Cambridge Local Plan and South Cambridgeshire Local Plan and associated Sustainability Appraisal Addendum Report was held between 2 December 2015 and 25 January 2016.
- 3.5 The consultation received a total of 1,037 representations. This comprises 894 representations to the Proposed Modifications Consultation Document (249 supports and 645 objections) and 143 to the Sustainability Addendum Report (9 supports and 134 objections). In total, 222 individuals, groups and organisations responded to the consultation. All representations can be viewed in full at: <http://scambs.idi-consult.net/localplan/index.php>.
- 3.6 In terms of the representations received, whilst there is support for the Local Plans, there continues to be challenges to the overall development strategy and objectively assessed need for new housing. Objectors consider that the housing numbers in the plans should be higher and that development should be directed towards the edge of Cambridge in the Green Belt and at villages instead of new settlements due to delivery issues. In addition, the Councils' further work and evidence base has been criticised specifically in relation to Green Belt, approach to objectively assessed need for new housing, delivery of new settlements, transport and the overall development strategy.
- 3.7 Following consultation, the Councils have assessed the representations and key issues for each modification and topic area and taken the appropriate action:
  - a) carry forward the proposed modification as consulted on;
  - b) carry forward the proposed modification with amendments, and/or;
  - c) include a new proposed modification.

- 3.8 A summary of key issues and the Councils' assessment are provided in chapters 3,4 and 5 of the consultation report (see Appendix A). Assessment tables for each proposed modification are also provided as part of the Report on Consultation. A stand alone summary of representations is also provided for information only at Appendix D.
- 3.9 All of the representation received have been assessed and considered alongside the Councils' evidence base. As part of this process, the consultants who prepared the evidence documents that support the response to the Inspectors' letter have considered issues raised on their reports and in the case of housing needs and Green Belt, they have prepared supplements to their reports to assist the Inspectors. Further evidence to support the response has also been provided. The City Deal Executive Board agreed on 3 March to a position statement that confirms its commitment to deliver its infrastructure programme for the benefit of existing and future residents including supporting and securing development identified in the Local Plans through the delivery of key infrastructure schemes. Additional evidence base documents have also been prepared to provide evidence of the deliverability of transport schemes on the A10 and A428 corridors to serve the major new developments proposed in the development strategy. In bringing these considerations together, it is considered that the Councils approach to objectively assessed need for new housing and overall development strategy remains appropriate.
- 3.10 The majority of the proposed modifications consulted on remain unchanged. However, a few amendments are proposed in light of the consultation. A summary of the proposed modifications that have been amended and new proposed modifications that are proposed is provided below:

Cambridge Local Plan:

- Additional text relating to the Development Strategy to reflect the further work undertaken (PM/CC/2/E)
- New modification to include Newbury Farm (0.9ha) within the GB2 allocation. This extends the line of the eastern boundary down to Babraham Road and is consistent with the finding of the Cambridge Inner Green Belt boundary study (2015) (PM/CC/2/A(i), PM/CC/B/B, PM/CC/Policies Map/B)
- Correction to the housing number relating to the total housing provision in the Cambridge urban area to read 6828 not 6282 (PM/CC/2/I(i))
- Additional text relating to listed buildings and the application of Policy 27 (Sustainable Design and Construction) in order to ensure no harm to heritage assets (PM/CC/4/A(i)).

South Cambridgeshire Local Plan:

- Provisional Modification to allocate land south of the Cambridge Biomedical Campus (Policy E/1B) is recommended to be deferred, in order to obtain further evidence (PM/SC/8/A). The deferment will also apply to the following proposed modifications insofar as they relate to the proposed allocation on land south of the CBC (PM/SC/2/G, PM/SC/2/O, PM/SC/2/P, PM/SC/3/F, PM/SC/8/B)
- Additional text relating to the Development Strategy and the further work undertaken (PM/SC/2/C)
- Correction to the housing number relating to the total housing provision in the Cambridge urban area to read 6828 not 6282 (PM/SC/2/E)
- Policy H/8 Housing Mix - additional wording added to sub section (g) in relation to self and custom build houses to reflect that self and custom build is not likely to be practical in high density multi storey flatted developments (PM/SC/7/G).

- 3.11 The final proposed modifications for the Cambridge and South Cambridgeshire Local Plans are contained in Appendices B and C respectively. A Supplement to the Sustainability Appraisal Addendum has also been prepared and is set out in Appendix E. Additionally, in some instances, further evidence has been provided to support the proposed modification, or a new/amended proposed modification. This further evidence can be found in Appendices F to J.

#### **4. Next steps**

- 4.1 The views of this group will be reported to and considered by the relevant decision making bodies of each Council as part of their decision making process. For the City Council, it will be considered by the Executive Councillor for Planning Policy and Transport at Development Plan Scrutiny Sub Committee on 14 March 2016 and for South Cambridgeshire, it will be considered by the Planning Portfolio Holder at a meeting on 14 March 2016. The proposed modifications will then be considered by both Councils on 23 March 2016. Following this, if agreed, the Councils will then submit the proposed modifications and supporting documentation to the Planning Inspectors for consideration.

#### **5. Background papers**

- 5.1 These background papers were used in the preparation of this report:
- Cambridge Local Plan 2014: Proposed Submission:  
[https://www.cambridge.gov.uk/public/ldf/draft\\_submission/Full%20Plan/Full%20Draft%20Plan%20with%20title%20pages%20reduced%20size.pdf](https://www.cambridge.gov.uk/public/ldf/draft_submission/Full%20Plan/Full%20Draft%20Plan%20with%20title%20pages%20reduced%20size.pdf)
  - South Cambridgeshire Local Plan 2014: <https://www.scambs.gov.uk/localplan>

#### **5. Appendices**

Appendix A	Report on Consultation
Appendix B	Modifications Schedule to the Cambridge Local Plan
Appendix C	Modifications Schedule to the South Cambridgeshire Local Plan
Appendix D	Summary of Representations
Appendix E	Supplement to the Sustainability Appraisal Addendum (November 2015)
Appendix F	Supplement to Objectively Assessed Housing Need: Further Evidence (November 2015)
Appendix G	Supplement to Cambridge Inner Green Belt Boundary Study (November 2015)
Appendix H	City Deal and the Cambridge and South Cambridgeshire Local Plans
Appendix I	A428 Constraints Report
Appendix J	A10(N) Corridor Constraints Study

#### **6. Inspection of papers**

To inspect the background papers or if you have a query on the report please contact:

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