



# Cambridge City Council

## Planning and Transport Scrutiny Committee

**Date:** Monday, 4 November 2024

**Time:** 5.30 pm

**Venue:** Council Chamber, The Guildhall, Market Square, Cambridge, CB2 3QJ [access the building via Peashill entrance]

**Contact:** democratic.services@cambridge.gov.uk, tel:01223 457000

### Agenda

- 1 Apologies for Absence
- 2 Declarations of Interest
- 3 Minutes (Pages 5 - 26)
- 4 Public Questions

### Decisions for the Executive Councillor for Planning, Building Control and Infrastructure

- 5 Cambridge City Council response to CPCA Bus Reform Consultation (Pages 27 - 36)
- 6 Greater Cambridge Local Plan Timetable (Pages 37 - 64)
- 7 Draft Greater Cambridge Planning Obligations Supplementary Planning Document (Pages 65 - 278)
- 8 Health Impact Assessment Supplementary Planning Document (Pages 279 - 440)
- 9 Cambridge Biomedical Campus Supplementary Planning Document Draft for Consultation (Pages 441 - 574)
- 10 Neighbourhood Plan Toolkit (Pages 575 - 658)
- 11 To Note Record of Urgent Decision Taken by the Executive Councillor for Planning, Building Control and Infrastructure
- 11a Response to West Suffolk Local Plan (Regulation 19) Submission Draft consultation (Pages 659 - 662)

11b	Response to Government Consultation: Strengthening Planning Policy for Brownfield Development.	(Pages 663 - 666)
11c	Response to Government Consultation: Changes to Various Permitted Development Rights	(Pages 667 - 672)
11d	Greater Cambridge Housing Trajectory and Housing Land Supply Report	(Pages 673 - 676)
11e	Greater Cambridge Brownfield Land Register 2023	(Pages 677 - 680)
11f	The Local Highways Improvement (LHI) Panel.	(Pages 681 - 682)
11g	South Newnham Neighbourhood Plan – Response to consultation on the submission plan	(Pages 683 - 688)
11h	Response to Government Consultation: Proposed reforms to the National Planning Policy Framework and other changes to the planning system	(Pages 689 - 692)
11i	RoD Response to Uttlesford Local Plan (Regulation 19) Submission Draft consultation	(Pages 693 - 702)

**Planning and Transport Scrutiny Committee Members:** Nestor (Chair), Baigent (Vice-Chair), Bick, Clough, Divkovic, Griffin, Porrer and Swift

**Alternates:** Bennett, Lee, Lokhmotova, Pounds, Sheil and Todd-Jones

**Executive Councillor:** Thornburrow (Executive Councillor for Planning, Building Control and Infrastructure)

## Information for the public

The public may record (e.g. film, audio, tweet, blog) meetings which are open to the public.

For full information about committee meetings, committee reports, councillors and the democratic process:

- Website: <http://democracy.cambridge.gov.uk>
- Email: [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk)
- Phone: 01223 457000

This Meeting will be live streamed to the Council's YouTube page. You can watch proceedings on the livestream or attend the meeting in person.

Those wishing to address the meeting will be able to do so virtually via Microsoft Teams, or by attending to speak in person. You must contact Democratic Services [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk) by 12 noon two working days before the meeting.

**The full text of any public question must be submitted in writing by noon two working days before the date of the meeting or it will not be accepted. All questions submitted by the deadline will be published on the meeting webpage before the meeting is held.**

Further information on public speaking will be supplied once registration and the written question / statement has been received.

This page is intentionally left blank



**PLANNING AND TRANSPORT SCRUTINY COMMITTEE**

19 March 2024

5.30 - 7.40 pm

**Present:** Councillors Nestor (Chair), Baigent (Vice-Chair), Bick, Griffin, Porrer, Pounds, Swift and Tong

Executive Councillors: Thornburrow (Executive Councillor for Planning, Building Control and Infrastructure)

*Councillor Bick left before the vote was taken for minute item: 21/14/PnT Statement of Community Involvement*

**Officers:**

Joint Director, Greater Cambridge Shared Planning and 3C Building Control: Stephen Kelly

Deputy Director, Greater Cambridge Shared Planning and 3C Building Control: Heather Jones

Planning Policy Manager: Jonathan Dixon

Planning Policy and Strategic Planning: Stuart Morris

Planning Policy and Strategy Team Leader: Terry DeSousa

Senior Planning Policy Officer: Lizzie Wood

Committee Manager: Claire Tunnicliffe

Meeting Producer: Sarah Steed

**FOR THE INFORMATION OF THE COUNCIL****24/9PnT Apologies for Absence**

Apologies were received from Councillor Divkovic, Councillor Griffin attend as the alternate.

**24/10PnT Declarations of Interest**

<b>Name</b>	<b>Item</b>	<b>Interest</b>
Councillor Baigent	All	Personal: Member of Cam Cyle.
Councillor Thornburrow	24/14/PnT	Personal: Urban Cambridge Room was being set up as a charity and hoped to be a trustee.

## 24/11PnT Minutes

The minutes of the meeting held on ... were approved as a correct record and signed by the Chair.

## 24/12PnT Public Questions

The following public questions were put forward:

### Q1)

- i. Sabina Maslova and Gemma Burgess had an academic paper titled: *"Delivering human-centred housing: understanding the role of post-occupancy evaluation and customer feedback in traditional and innovative social housebuilding in England"* at <https://www.tandfonline.com/doi/full/10.1080/01446193.2022.2111694> on 23 Aug 2022.
- ii. In the abstract, they state: "The paper argues that UK housebuilding in the social housing sector can benefit from re-purposing post-occupancy evaluation (POE) from only measuring customer satisfaction and detecting defects, which is currently the case, to using it to improve housing design and construction quality."
- iii. Furthermore, Dinah Bornat of ZCD Architects gave evidence to the House of Commons Levelling Up, Housing and Communities Committee on Monday 26 February 2024 on Children, Young People, and the Built Environment. Specifically she outlined the shortcomings of post-occupancy evaluation. (Have a watch at <https://parliamentlive.tv/event/index/2a4c75a2-4f8e-43d4-9fb2-2d25ceaf8b2d?in=16:58:58> from 16h58m58s). You can also read her written evidence referenced CBE 0106 at <https://committees.parliament.uk/work/7981/children-young-people-and-the-built-environment/publications/written-evidence/>
- iv. Given their recommendations, please could you ask officers if it is possible to ensure that post-occupancy evaluation is:
  1. A mandatory component/condition of planning permission for all developments above a minimum - for example the number of properties where affordable housing must be included, along with commitments to share summaries of the evaluations,
  2. that copies of such evaluations are submitted to the council - even if on a commercial in confidence basis, and for formal archiving even if under restricted access for a long time period,
  3. that developments backed by council funding, the evaluations cover not just individual homes but also the wider urban design of

neighbourhoods (E.g. crime, wellbeing) and their suitability for children.

The Executive Councillor responded with the following:

- i. The Council were supportive of learning lessons for developments once completed. They were sometimes carried out, often informally by design teams and as an architect was aware of how important they were for every project.
- ii. The Cambridgeshire Quality Panel Steering Group's annual meeting recently highlighted the importance of these and explored whether the design recommendations implemented had effective outcomes.
- iii. It has been noted the RIBAs (Royal Institute of British Architects) had made recommendations on the issue. Unfortunately, the original architects were not always commissioned for the entirety of the procurement process.
- iv. However, it was an area that could be taken forward and considered through the new Local Plan process. This already had elements which sought to ensure proposed design standards were met upon completion, particularly on climate change requirements.

The following supplementary question was asked:

- i. There was rarely post occupation evaluation.
- ii. The hyperlinks included in the submitted question related to the evidence session for the parliamentary levelling up and housing committees, particularly the built environment and children. In South Cambridge there had been examples of children's facilities flooding due to poor drainage.
- iii. Noted the Place Alliance Housing Design Audit for England concluded (December 2020) that new housing design was overwhelmingly mediocre or poor. One in five of the audited schemes that they surveyed should have been refused planning permission and the design of many others improved.
- iv. What conversations had the Executive Councillor held with Daniel Zeichner MP, who had commented on the poor-quality design and build of schemes in Cambridge, and what could be in terms of enforcement, short term and the longer term.

The Executive Councillor said:

- i. Had spoken with Daniel Zeichner, MP, in relation to build quality issues in Trumpington, both had met with residents on this specific issue. Had also discussed the matter of cladding because of the Grenfell Inquiry.
- ii. If there was more post occupancy assessment the build quality would improve.

- iii. If there was a requirement that the energy efficiency had to be shown in use and not just hypothetically on every scheme, the build would be more considered, the same applied to water efficiency.
- iv. Officers were exploring with partners such as Cambridge University available data for energy in use on their schemes which could be used as a central resource.

**Q2)**

- i. Question is a follow-on to the question asked at this committee on 16<sup>th</sup> January, about item 11 on the Agenda of the Planning Committee meeting held on 10<sup>th</sup> January 2024: 22-02066-FUL Owlstone Croft Planning Process Overview Report and as reported at Pages 6 & 7 of the minutes in today's Agenda pack.
- ii. Grateful to the Executive Councillor for her response and reassurance about the Councillors' concerns.
- iii. This item was held in secret due the Judicial Review application made by Friends of Paradise.
- iv. Following the refusal by a High Court judge to allow the Judicial Review of the Inspector's decision to proceed, Friends of Paradise have sadly taken the decision that they are not able to fund an appeal against the judge's decision. The Judicial Review process is now at an end.
- v. There remains widespread concern among residents about this complete and catastrophic failure of the planning system and it now seems that the road is clear for residents and local organisations to provide details of their concerns about what went wrong that could feed into an open, transparent, and independent review of this planning process fiasco.
- vi. Could the secret report from 10<sup>th</sup> January now be published along with the minutes of the committee's discussion of that report?

In response the Executive Councillor said the following:

- i. The planning application had been assessed by Planning Officers including consultation with the Council's specialists and the recommendation framed by Officers accordingly.
- ii. Members of the Planning Committee disagreed with the planning balance that was struck by Officers, having regarded all material considerations and contrary to the Officer recommendation, refused the application. The applicant did not revise and resubmit the application but submitted an appeal against the decision to the Planning Inspectorate.
- iii. The Planning Inspector, following a public inquiry that rehearsed the planning arguments at length, reached a conclusion that, subject to refinement of the planning conditions, the proposal was broadly

- consistent with the original assessment process undertaken by Officers, and allowed the appeal.
- iv. The Planning Committee discussed the appeal process and decision in closed session on 10 March. At this point the judicial review had not occurred.
  - v. A legal challenge to the High Court of the Inspector's reasoning, based upon the assessment of the environmental factors was unsuccessful.
  - vi. At closure of the High Court application this resulted in the planning application having been scrutinised as a policy compliant application at three stages, namely, the City Council Planning Committee, a Public Inquiry led by an Inspector and a review of an Inspector's decision by a High Court Judge. The conclusion being that the High Court Judge refused permission for Friends of Paradise application to challenge the Inspector's decision.
  - vii. In this case, the appeal was upheld. All appeals are discussed whether upheld or not. Would ensure that the Planning Committee would be given the opportunity to discuss the application with members involved in the original discussion.
  - viii. The Council was acutely conscious of the challenges to our vulnerable ecosystems caused by climate change pressures and the potential impact from new development. The shared planning service regularly reviewed its processes as part of an ongoing response to such pressures and the feedback from residents.
  - ix. Was encouraged that, for example, the pre-application process now included provision for elected Councillors to raise any community concerns at the earliest stage.
  - x. Members and Officers would continue to take into consideration any contributions received as part of the planning process to inform any recommendation for the grant or otherwise of planning permission.
  - xi. Would be happy to discuss the issue further outside of this meeting.

The following supplementary was asked:

- i. At the Planning Committee on 6 March, the case officer recommended approval for an application which impacted on another important City and County wildlife site, the Adams Road Bird Sanctuary, supported by the Ecology Officer and 35 conditions.
- ii. The bats, bird and amphibians cannot speak for themselves but should fall to the Ecology Officers who are appointed to protect them. It was not clear why these Officers were reluctant to use the policies in the Local Plan to do so but chose to propose mitigation with unrealistic conditions.

- iii. Ward Councillor, Councillor S Smith presented to the Planning Committee an analysis of the inaccuracies and inconsistencies in the ecology officer's report.
- iv. Residents welcomed the vote of the Planning Committee against Officer recommendation and refused the application.
- v. Believed that Officers had not learnt from the review process. Could the Executive Councillor provide a time scale for a full call of evidence to be submitted and when and how these issues would be answered by the planning service.

The Executive Councillor responded:

- i. Had sat on the Planning Committee held on 6 March. The Committee had read through all the available documents, listened to the case officer and every other point put forward by the applicant and public speakers. The Committee's decision was not just based on the Officer recommendation.
- ii. Not yet aware if this application would go to appeal.
- iii. The pre-application process had the opportunity for committee members and ward councillors to raise issues much earlier in the procedure.
- iv. Would continue to work with officers to monitor the planning process to ensure it was as open and transparent as possible.

**Q3)**

- i. To make things marginally more straightforward for cyclists, the Greenways Project Team proposed to move the light-controlled Barton Road crossing by Grantchester Road closer to the junction.
- ii. This would require in addition moving the off-road bus stop outside Wolfson College on to the road, where it would considerably obstruct traffic, sometimes for a not insignificant period whilst a bus waits for its scheduled departure time.
- iii. Did the Committee consider this quite unnecessary plan acceptable?

The Executive Councillor responded:

- i. The Planning and Transport Committee were not the responsible Local Authority for this scheme, which had been approved by the Greater Cambridge Partnership Board (GCP) in 2022, therefore could not discuss in detail the transport scheme.
- ii. Sat on the GCP Assembly which was responsible for the scrutiny of proposed schemes before they went to the GCP Board for approval.
- iii. As a member of the GCP Assembly would investigate the issues that had been raised, where the scheme was in the development process and would highlight the points made with the Assembly.
- iv. Would also be happy to meet on site to discuss the issues raised further.

The supplementary raised the following points:

- i. Would be a disaster if the scheme went ahead.
- ii. To move the Barton Road crossing nearer the junction, the bus stop outside Wolfson College would have to be relocated on the road, currently it was off road where it did not block traffic.
- iii. Had shown a video to the GCP of a bus parking on the road outside of Wolfson College and the distribution to the flow of traffic it had caused.
- iv. The Director of the GCP responded that research had shown curb side stops increase mobility for passengers as the bus saves times by not turning into the layby or waits to enter the flow of traffic.
- v. Questioned whether research had been undertaken to the disruption, stopping of traffic. Was irrelevant if the bus could leave quicker as the interruption to the traffic should be more important.
- vi. Was advised that 'putting the crossing close to a junction makes it more attractive to users'. A factor that should not have been taken into consideration.
- vii. Does the Committee agree that the consultation was not carried out correctly and that due process would now be followed.

The Executive Councillor responded:

- i. The GCP was the Transport Authority responsible for this scheme and was not for this Committee to make comment.
- ii. Points raised with regards to lived experience, walking the roads and footpaths were valid in all aspects of place making.
- iii. Would be happy to meet at the site and take comments back to the GCP Assembly, if no changes could be made perhaps there could be improvements to recommend for the next scheme.

**Q4)**

- i. Often crossed the road at the end of Grantchester Road. The plan was to narrow the road and remove the pedestrian island (an essential safety feature).
- ii. A new raised crossing further down the road would simply not be used. Young people (many coming out of the language School situated right where the traffic island was now) would simply risk crossing at the end of the road where they currently do.
- iii. Did the Committee believe that the proposed changes to the Grantchester Road/Barton Road junction would make it safer for pedestrians?

In response the Executive Councillor said the following:

- i. Appreciated the detail put forward on what the public speaker had experienced, and the points raised.

- ii. This was not the correct forum to highlight concerns with the scheme as the City Council were not the Transport Authority.
- iii. Would like to meet to discuss the matter further and take the points raised to the GCP Assembly.

The following supplementary points were made.

- i. Had been advised by Cambridgeshire County Council that decisions over the permanent traffic regulation order, were this month, be delegated to the sole control of the GCP Transport Director and unnamed elected members.
- ii. This would deny residents the opportunity to make representations, present questions, or petitions to a Committee.
- iii. This was undemocratic and would further convince residents that the GCP, already widely distrusted, was an unaccountable out of control behemoth.
- iv. Cambridge City Council was represented on the GCP, therefore would ask if Councillors supported this delegation of power, if not, would they take steps to reverse this decision in the interest of democracy and transparency.

The Executive Councillor said the following:

- i. It was possible to collect and present petitions at the GCP Assembly. Any of the elected members, such as Ward Councillors, Parish Councillors, or members of the GCP Assembly could speak on behalf of residents.
- ii. Would advise residents to speak to their Ward Councillors, it was important that residents' voices were heard directly or through elected members.

#### **Q5)**

- i. The Fanshawe and Davy Neighbours Group, met with the Assistant Director and Project Manager of Development at Cambridge City Council and we seem dependent on their answers to our questions with regards to the Fanshawe Road development.
- ii. Was shocked and disturbed that no social rents were going to be provided at the new development, especially when twenty-two council tenants were moved out, presumably some or all of them paying social rents.
- iii. How could it be justified or ethical to move on social rent paying tenants to make room for affordable rent tenants who will be people of greater financial means?



- iv. Would ask if the same was being planned for Davy Road now? Shall we inform the tenants there that they won't be able to afford to move back in (if that is offered as a persuasive tactic as it was with the Fanshawe Road tenants)?
- v. In the context of building during a climate and ecological crisis, the Council had publicly recognised that the green spaces in front and behind the Fanshawe Road flats were protected, which means protected from development, so how is it possible that the Council themselves now propose to build on that protected green space?
- vi. Further, the Project Manager of the Development tells us that: "An ecology survey has been undertaken to assess the quality of the existing biodiversity. They use standard metrics to quantify what is at the site, and landscape designs were measured against this to assess the proposed net gain or loss. The proposal for this particular site is shown to provide a net increase of 35% compared with existing.
- vii. Expert advice was sought on biodiversity, including the assessment of existing species, how a development might impact them and how this can be managed."
- viii. We are still confused and upset by the lack of detail into the important local ecology and justification for removing established healthy trees and pouring concrete on green space. We are no clearer on how 'biodiversity net gain' is calculated and lack confidence in whatever it promises. Is it possible for said experts, the Ecology Consultants, to come and speak with the Fanshawe and Davy Neighbours Group to explain to us in detail what it means and how it can be used to justify building on protected green space?"

The Executive Councillor made the following points:

- i. The questions and concerns regarded a proposed development that had not yet been permitted for planning.
- ii. It was not for the Planning and Transport Committee to discuss planning applications or how schemes were being developed.
- iii. The Committee were concerned with the general planning process.
- iv. Concerns raised in the public question would be considered for discussion under material considerations when the application came to the Planning Committee for deliberation. The design and standards of new homes (including council homes) would also be reviewed against the relevant policies in the Local Plan, including landscape and open spaces, ecology, trees, how the rooms were set out, if they would be warm in the winter, cold in the summer. Consideration, if able, would also be given to the tenure and leasehold arrangements of the development.

The following supplementary points were raised:

- i. The Council's Development Team has indicated a target of building 1000 council homes by 2030 to reduce the Council's waiting list of 2729, as of 8 March 2024.
- ii. The number of families without a permanent home and in short-term housing stood 121,122 children nationwide according to data collated by the House of Commons Library.
- iii. Questioned how many of those on the Council's housing waiting list would have their needs met by the affordable homes that were proposed at Fanshawe Road; don't these people, especially those in temporary accommodation need social housing at social rent.
- iv. Affordable rent catered to a different income, employed professionals are the only people who were looking for affordable rent.
- v. None of the council housing built on Fanshawe Road would help those in desperate need and would do nothing to assist those at risk of and those who were currently homeless.
- vi. Questioned if the Fanshawe Road development would meet biodiversity requirements when it was proposed to remove the trees at the front of the development and new trees planted elsewhere.
- vii. Dealing with nature in economic terms would be a false economy as many of the newly planted trees in Fanshawe Road had perished due to the extreme weather in the last few years.
- viii. Through the process of development, the ground in the area would be churned up and compacted by heavy machinery and contaminated with concrete dust. Asked over what period would there be a net gain in biodiversity.
- ix. The development would eradicate the habitats of many species that had been found in the area around Fanshawe Road flats. Damaging the habitats of swifts and bats was illegal.

The Executive Councillor responded with the following:

- i. Was unable to talk specifically about the application.
- ii. All the points were raised were covered by planning policies, the Planning Committee would be made aware of any changes in legislation.
- iii. The Planning Committee was a semi judicial, non-political committee whose members had undertaken considerable training on relevant planning matters. An application had to be considered under material considerations and policies, not what the individual members believed or felt.
- iv. All issues raised would be considered by the Planning Committee down to the construction process; the application should be policy compliant and meet the expectations of good house keeping in City.

**Q6)**

- i. Following the complete removal of around 90 incorrectly constructed foundations and related underground services and structures built at Darwin Green BDW 2, in advance of the introduction of new Building Regulations on 15th June 2022, has Barratt David Wilson Homes confirmed the replacement dwellings will be built in accordance with the new regulations which provide for better ventilation, conservation of fuel and power and mitigation of overheating?

The Executive Councillor responded with the following.

- i. Barratt David Wilson have confirmed that the replacement dwellings would not be built to the new standards for ventilation, conservation of fuel and power and mitigation of overheating.
- ii. 3C Building Control, the Council's shared in-house Building Control service were in the process of taking legal advice as to next steps.

**Q7)**

- i. Was the Council's shared Building Control service, as the enforcing body, receiving the full co-operation and timely support of Barratts David Wilson Homes, in response to its requests to inspect and check whether the foundations of the thirteen dwellings to be retained at Darwin Green BDW 2 were built in compliance with the approved design?

The Executive Councillor said the following:

- i. Following the request from 3C Building Control several months ago, BDW invited the inhouse Building Control Service to inspect areas that had been exposed on three plots that were proposed to be retained. This happened last week.
- ii. 3C Building Control observed no discrepancies in the installation of heave precaution to the exposed plots against the design. However, the proposed retained plots are situated in three locations and the inspection was only carried out in two locations. Therefore, 3C Building Control still required one of the plots in the last area to be exposed for inspection. This would be arranged as soon as possible.

**24/13PnT Greater Cambridge Local Plan Timetable****Matter for Decision**

This report provided an update regarding the Local Plan Timetable (previously called the Local Development Scheme (LDS)), of a new or revised development plan documents that set out the planning policy framework for Greater Cambridge.

The report also provided an update of the timetable for the North East Cambridge Area Action Plan (NECAAP), considering the latest timetable for the Cambridge Waste Water Treatment Plant (CWWTP) Development Consent Order (DCO) process seeking to relocate the CWWTP to Honey Hill.

### **Decision of the Executive Councillor for Planning, Building Control and Infrastructure**

- i. Agreed that The Local Plan Timetable Update at Appendix 1 of the Officer's report be added as an Addendum to the Greater Cambridge Local Development Scheme 2022 and published on the Greater Cambridge Planning website.
- ii. Write to Department for Levelling Up, Housing and Communities (DLUHC), together with the Lead Member for Planning at South Cambridgeshire District Council, providing an update on the plan making timetable for Greater Cambridge reflecting the contents of this report.
- iii. Agreed that the Greater Cambridge local planning authorities should explore further with Government the opportunity to be a 'front-runner' pilot for the new plan-making process.
- iv. Agreed that a further report with a proposed specific timetable for both plans be brought to Members when there was clarity on the external dependencies of water, transport the CWWTP DCO, the new plan-making system and Cambridge 2040 Programme.

### **Reason for the Decision**

As set out in the Officer's report.

### **Any Alternative Options Considered and Rejected**

Not applicable.

### **Scrutiny Considerations**

The Committee received a report from the Planning Policy Manager.

In response to Members' questions the Planning Policy Manager, Planning Policy and Strategy Team Leader and Joint Director of Planning and Economic Development said the following:

- i. The Water Scarcity Working Group (WSWG) consisted of representatives from various organisations, such as the Environment Agency, Ofwat, Local Government officials and industry stake holders and was nonpolitical.

- ii. The WSWG were focused on finding practical solutions to mitigate water scarcity. Promoting water efficiency measures to reduce demand and collaborating on long-term infrastructure planning to ensure sustainable water supply.
- iii. The group were aware of the need to have tested schemes in place on all developments that reduced demand and would assist in changing water use habits.
- iv. Currently WSWG were exploring pilot schemes to test how these measures were applied and measure the impact over time.
- v. Was aware of other projects looking at evidenced solutions, for example Officers were working with water industry representatives exploring water recycling measures, the implementation practicalities and cost of the scheme. The evidence would be used for the Greater Cambridge Local Plan.
- vi. Discussions were being held with Cambridge Water regarding monitoring, particularly the efficient application of the delivery of smart meters. Monitoring data from a smart meter could identify 'constant flow' issues within a property which may be due to faulty equipment.
- vii. There had been work nationally on the proposed implementation of water labelling. This would allow consumers to make informed choices when purchasing water-using products. By understanding the water efficiency of these products, people could be encouraged to select options that saved water.
- viii. The WSWG were aware of common issues with dual flush toilets; that these did not necessarily save as much water as had originally intended.
- ix. Cambridge Water had recently published an updated draft of their Water Resources Management Plan. Believed there were more significant commitments in this plan such as the roll out of smart meters.
- x. Cambridge Water's latest draft Water Resources Management Plan sought to engage with concerns regarding what would happen if the measures for leakage reduction and water conservation were not effective, including the consideration of the supply for non-domestic water.
- xi. The Water Resources Management Plan would be reviewed by the Environment Agency amongst others and agreed by the Department for Environment Food & Rural Affairs (DEFRA).
- xii. The Water Resources Management Plan highlighted an accelerated and enhanced campaign to promote effective water usage. Education was key to highlight that every drop of water mattered, and people should consider how it was being used.

- xiii. Anglian Water's Water Resources Management Plan outlined proposals to build a new reservoir in the Fens and to bring supply of water from Grafham Water reservoir to the Cambridge area.
- xiv. Agreed that there had been questions at how effective the monitoring of performance of water usage had been in the past.
- xv. Cambridge Water drew water from thirty-one abstraction points around the Greater Cambridge area. The Environment Agency closely monitored these points and were in many cases, imposing caps on the abstraction levels. These figures were compared to the level of commitment regarding the levels of abstraction of water from those resources.
- xvi. There was a much tighter focus in the Water Resources Management Plan on highlighting the trigger points for action during very hot summers such as when to impose a hose pipe ban.
- xvii. The Secretary of State's written ministerial statement allowed local authorities to establish tighter water usage standards, if justified.
- xviii. It would exceed a planning authority's power to limit water usage or shut off drinking water to a particular property. There may be additional requirements for washing, consumption of water for health or medical reasons, as each household's circumstances were different.
- xix. Noted the suggestion that a limit on water usage per household could be set and if exceeded, an increase in the cost of consumption should increase but pricing was a matter for Ofwat and not for a local authority to determine. Performance against the Water Resources Management Plan would be a matter for Ofwat as the industry regulator.
- xx. The resources required to monitor the water usage on the total number of homes in Cambridge and South Cambridgeshire would be significant with no obvious enforcement in the event of water usage being exceeded.
- xxi. Following the Greater Cambridge Partnership's decision not to pursue Making Connections, Officers had asked Cambridgeshire County Council to re-run the traffic model that underpinned the Local Plan First Proposals. The Planning Policy Team was waiting for the final report which would advise of the impact in terms of any quantification of percentages or trip numbers.
- xxii. Early findings from the model indicated that assumptions associated with the wider GCP City Access scheme would have effectively reduced the number of vehicles on the city road network. The effect of not introducing a scheme of this kind (that would suppress the number of trips) would accordingly lead to additional trips from existing traffic remaining. This would impact assessments of additional capacity as part of any re-run modelling.

- xxiii. One of the key elements of the emerging Local Plan was responding to climate change. This included reducing private car use by directing new development to locations that enable residents and workers to travel cycling around the city by sustainable means, including by public transport, walking and cycling.
- xxiv. If private vehicle trips were not reduced this would result in existing and proposed public transport solutions becoming less effective, since the buses would be held up in private vehicle congestion.
- xxv. Cambridgeshire and Peterborough Combined Authority (CPCA) had committed to prepare a Greater Cambridge 'child' document to the wider Local Transport and Connectivity Plan that covered the entire area covered by the CPCA. This document was expected to sit alongside the emerging Local Plan.
- xxvi. With the proposed thirty-month deadline timescale for councils to produce their local plans there would be an element of risk in meeting those deadlines, as not all the details were yet known. However, a key benefit of the new system is a set six-month period for the examination process. In comparison, the examination of the current Local Plan had taken four and half years; within the current system there was no guarantee of the examination timetable to enable quick progression towards adoption.
- xxvii. Regulations for the new local plan process were still awaited from Central Government. Government has yet to confirm which Local Planning Authorities might be 'front runners' in this process. However, the Shared Planning service is already engaging positively with the Department for Levelling Up, Housing and Communities (DLUCH) on a range of topics including regarding digitising the plan-making system, on which the planning service which had been doing innovative work.
- xxviii. Officers were working on projects highlighted to DLUCH to improve the planning process and services, such as how representations could be processed quicker and had held discussions on how a templated approach to plan making would work.
- xxix. Suggested that as the changes to the local plan process became implemented, Officers would continue dialogue with DLUCH ensuring the system worked and a new plan produced as quickly as possible.
- xxx. Several sites in the Northeast of Cambridge were covered by an allocation in the adopted Local Plan for employment led use. Officers were using the evidence base that had been prepared in compiling the North East Cambridge Area Action Plan (NECAAP) to assist, where relevant, in the responses to the planning applications received for this area.

- xxxi. A team of Officers had been appointed and overseen by a senior officer to deal with the planning applications in NEC to ensure a consistent approach in the development to the area.
- xxxii. The Joint Development Control Committee were receiving an increase in developer presentations in the North East area to understand the connection of all these schemes.
- xxxiii. There were challenges of the delivery of a comprehensive infrastructure in the North East area and Officers were working with the County Council to resolve these issues. Work was being done to determine if this area was appropriate to bring forward a Community Infrastructure Levy (CIL) such as for strategic transport contributions.
- xxxiv. In pre-application discussions Officers referred to the NECAAP to provide guidance and to measure the achievement of the outcomes that the developers were bringing forward against the objectives in the action plan.
- xxxv. Officers were also tracking the variances between the NECAAP, and the proposals being brought forward, to “sense check” whether the schemes deviated or met the goals set in the action plan.
- xxxvi. Although the NECAAP held very limited weight as a planning policy document it outlined the Council’s clear ambition for the area.
- xxxvii. There had been a huge amount of material evidence used to underpin the NECAAP at the draft Plan stage but also Regulation 19 Proposed Submission stage. This evidence covered a range of issues from ecology, noise, infrastructure provision and mode share. Reiterated that Officers would stress the importance of NECAAP when discussing pre-applications with developers. The evidence would also be used as a reference point when planning applications came to committee.
- xxxviii. Agreed to the suggestion that there should be a reference to Central Government’s Cambridge 2040 Programme (likely to change to Cambridge 2050 programme) at the Officer’s recommendation point iv.
- xxxix. It would not be possible to bring a further update on both plans to the next scrutiny meeting scheduled for June.

The Committee voted **unanimously** to endorse the Officer recommendations.

The Executive Councillor for Planning, Building Control and Transport approved the recommendations.

The Executive Councillor informed the Committee that currently she would not recommend passing planning powers to a Development Corporation as referenced in the Government’s Cambridge 2040 programme. The planning process should remain as the democratic process that was currently followed.



**Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted).**

None

**24/14PnT Statement of Community Involvement****Matter for Decision**

This report referred to the Statement of Community Involvement (SCI) which outlined how the Council would engage on planning matters and were obligated to review at least every five years.

**Decision of the Executive Councillor for Planning, Building Control and Infrastructure**

- i. Considered the main issues raised in the public consultation, agreed responses to the representations received and agreed proposed changes to the Statement of Community Involvement as set out in the Statement of Consultation (Appendix 1 of the Officer's report).
- ii. Agreed to adopt the amended Greater Cambridge Statement of Community Involvement (Appendix 2 of the Officer's report); and
- iii. Delegated to the Joint Director of Planning and Economic Development, in consultation with the Executive Councillor for planning policy and transport and the Chair and the Opposition Spokes for the Planning, Building Control and Infrastructure Scrutiny Committee, the authority to make any necessary editing changes to the SCI prior to publication.

**Reason for the Decision**

As set out in the Officer's report.

**Any Alternative Options Considered and Rejected**

Not applicable.

**Scrutiny Considerations**

The Committee received a report from the Senior Planning Policy Officer who updated the Members on the following:

- i. Paragraph 4.13 would be amended accordingly as the Disability Review Panel merged into the Cambridge Design Review Panel as agreed at Planning Committee on 6 March.
- ii. Hayden in South Cambridgeshire District Council had been designated as a neighbourhood area with the purpose of preparing a neighbourhood plan on 15 March. Therefore, paragraph 3.14 would be amended to

stated that there was now eighteen neighbourhood area designated in Greater Cambridge.

In response to Members' questions the Senior Planning Policy Officer, Planning Policy and Strategy Team Leader and Joint Director of Planning & Economic Development said the following:

- xi. Believed that the Shared Planning Services had a good reputation in terms of public engagement and had tried to raise as much awareness regarding consultations events as possible.
- xli. The Council's social media was a powerful tool, and Officers did factor in community led social media platforms into the communications strategy, both at Cambridge City Council and South Cambridgeshire District Council, for consultation events.
- xlii. During the last consultation on the emerging Local Plan the Comms team had actively responded to some of the comments as they were received, which were then re-shared with local community groups.
- xlili. Officers worked hard to de-jargon the terminology and explain the planning process in simpler terms as it was a very technical process, the aim was to enable the public to feel empowered to be able to make comment on the consultations that were run.
- xliv. Non-internet engagement was just as important as digital engagement. Officers had held door to door consultation events with the Gypsy, Roma and Traveller community, targeted college engagements, posters had been installed at bus stops and various notice boards, both in Cambridge City and South Cambridgeshire.
- xlvi. Noted the suggested that shop notice boards could be used as part of public engagement, particularly in rural areas; however, this was when engagement with parish councils and ward councillors became important as they became a conduit to share, pass on the information and encourage residents to take part in the consultation process.
- xlvi. Would look at the suggestion to explore opportunities to embed the terminology to the glossary.
- xlvi. The Shared Planning Service had a long-term commitment to the youth engagement service. This was a positive tool to communicate with harder to hear communities or those who conventionally did not engage but had done so through young people.
- lix. Could strengthen the section in relation to developer engagement with the local communities.

The Committee voted **unanimously** to endorse the Officer recommendations.

The Executive Councillor for Planning, Building Control and Transport approved the recommendations.

The Executive Councillor informed Members there would be a new framework for the Pre-Application Process allowing Ward Councillors and members of the Planning Committee to integrate engagement at certain stages of the process. During the last consultation for the emerging Local Plan there had been 8,000 responses, usually a consultation would bring 300 to 400 responses. The results were a testament to the work and engagement of the Shared Planning Services.

**Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted).**

None.

The meeting ended at 7.40 pm

**CHAIR**

This page is intentionally left blank

# Public Document Pack

Planning and Transport Scrutiny Committee

Thursday, 23 May 2024

## PLANNING AND TRANSPORT SCRUTINY COMMITTEE

23 May 2024  
5.25 - 5.30 pm

**Present:** Councillors Nestor, Baigent, Bick, Clough, Divkovic, Griffin, Porrer and Thornburrow (Executive Councillor)

### FOR THE INFORMATION OF THE COUNCIL

#### **24/15PnT Appointment to Working Party**

The Scrutiny Committee agreed the appointments below:

#### **Joint Local Planning Advisory Group**

2 Labour, 1 Lib Dem

Councillors – Thornburrow, S.Smith, Porrer

Reserve – Smart, Bick

#### **24/16PnT Appointment to Outside Bodies**

The Scrutiny Committee recommended the following appointments to the Executive Councillor.

The Executive Councillor agreed the appointments.

#### **Members Active Travel Steering Group**

5 Labour, 3 Liberal Democrat

Councillors – Thornburrow, Pounds, Nestor, Baigent, Moore, Hauk, Lee, Martinelli

#### **East West Main Line Partnership Board**

1 Labour, 1 reserve

Councillor – Thornburrow

Reserve Councillor – Baigent

#### **EWR Eastern Section Board**

1 Labour, 1 reserve

Councillor - Thornburrow  
Reserve Councillor - Baigent

The meeting ended at 5.30 pm

**CHAIR**



**REPORT TITLE: Cambridge City Council response to Cambridgeshire & Peterborough Combined Authority Bus franchising consultation**

**To:**

Executive Councillor for Planning, Building Control and Infrastructure

Planning & Transport Scrutiny Committee 4<sup>th</sup> November 2024

**Report by:**

Andrew Limb, Assistant Chief Executive

Tel: 01223 457004 Email: Andrew.Limb@Cambridge.gov.uk

**Wards affected:**

(All)

Director Approval: The Assistant Chief Executive confirms that the report author has sought the advice of all appropriate colleagues and given due regard to that advice; that the equalities impacts and other implications of the recommended decisions have been assessed and accurately presented in the report; and that they are content for the report to be put to the Executive Councillor for decision.

1.	<b>Recommendations</b>
1.1	It is recommended that the Executive Councillor for Planning, Building Control and Infrastructure:  1. Agree Cambridge City Council's response to the Cambridgeshire & Peterborough Combined Authority consultation on bus franchising.
2.	<b>Purpose and reason for the report</b>
2.1	The Combined Authority (CPCA) believes that the way local buses are run needs to change to improve the local bus system for communities that rely on it. The CPCA consultation document explains why the Combined Authority recommends bus franchising as the way to do this, based on its assessment of the Proposed Franchising Scheme.
2.2	The CPCA consultation is a formal consultation as required by the Transport Act 2000 as amended by the Bus Services Act 2017 ('the Act') and has been prepared in accordance with the Act and the supporting Bus Services Act 2017: Franchising Scheme Guidance ('the Guidance').

	<p>It will inform a decision by the Mayor of Cambridgeshire and Peterborough on whether or not to introduce the Proposed Franchising Scheme or an Enhanced Partnership. The Consultation Document summarises (in both a short and long summary) the Bus Reform Assessment (the Assessment) prepared by the Combined Authority in accordance with section 123B of the Act (see section 4.8 and 7 of the Act) and includes the Combined Authority's Proposed Franchising Scheme which is compared against how buses would otherwise operate under an Enhanced Partnership in current conditions.</p> <p>The Consultation Document includes questions about the Assessment and the contents of the Proposed Franchising Scheme itself. This consultation is not intended to capture views about specific operational bus issues such as reliability, frequency or requests for new routes.</p>
<b>3.</b>	<b>Alternative options considered</b>
3.1	The City Council could decide not to respond to the consultation.
<b>4.</b>	<b>Background and key issues</b>
4.1	Cambridgeshire and Peterborough Combined Authority believes it needs to change the way local buses are run to achieve its ambitions for better buses across the area. Buses play a vital role in Cambridgeshire and Peterborough, getting people to places, connecting communities, and supporting the economy. But evidence suggests that passengers face many challenges, resulting in fewer people choosing to travel by bus and a desire for improvements. The way that buses run now, where private companies decide where and how often to run buses, gives the Combined Authority limited ability to change things.
4.2	The Combined Authority believes that franchising is the best way to achieve the change needed and is inviting views on what they are proposing. Franchising is a legal model where buses are under the control of a local authority, such as Cambridgeshire and Peterborough Combined Authority. The franchising model has been in operation in London since 1984 with Transport for London and was introduced in Greater Manchester in September 2023.
4.3	Under franchising, the Combined Authority would set the routes, frequency, fares and overall standards of buses across Cambridgeshire and Peterborough.



	<p>The existing bus operator-led market would be replaced, with private bus operators no longer able to independently decide which services to run or to cancel. Instead, bus services would be planned by the Combined Authority and operated under franchise contracts, where bus operators would bid to run the services through a competitive procurement process managed by the Combined Authority. The operation of franchised services would also be closely monitored by the Combined Authority.</p>
4.4	<p>An alternative model of bus reform is an Enhanced Partnership (EP), a legal model under which private bus operators and local authorities make a legally binding (statutory) plan and schemes which set out a shared vision and targets. They make specific commitments about how they will jointly improve local buses to achieve these. Under an Enhanced Partnership, local bus services remain privately owned and operated ('deregulated') and bus operators continue to take revenue from fares and make independent decisions about how bus services are run.</p>
4.5	<p>The Combined Authority has prepared an assessment of two options, its proposed franchising scheme and an enhanced partnership scheme, in accordance with section 132B of the Transport Act 2000, as amended by the Bus Services Act 2017. The assessment includes information on the strategic, economic, commercial, financial and management case. Each of the cases considers the implications of operating the bus network either under an enhanced partnership or franchising.</p>
4.6	<p>The conclusion of the assessment (set out on page 29 of the consultation document) is that:</p> <p>“Franchising offers clear advantages for the Combined Authority in achieving its strategic objectives. It would have full influence over outcomes and the efficient delivery of bus service improvements to passengers, and bus network changes which support the delivery of wider policy ambitions. Whilst an Enhanced Partnership is less risky for the Combined Authority, Franchising has clear advantages over an Enhanced Partnership in terms of the Commercial Case. It offers more certain delivery, with greater confidence in achieving desired outputs and outcomes.</p> <p>With respect to the Financial Case, both options require substantial financial support in the long term to realise the Combined Authority’s Bus Strategy ambitions and objectives. The case for franchising has been demonstrated to be affordable and sustainable in the long term. For an Enhanced Partnership the Combined Authority would need to raise further funding to manage the decline of the bus network in the long term.</p>

	<p>The Management Case demonstrates that either option is deliverable, and that both would require an expansion of the Combined Authority's resources and capabilities.</p> <p>6.56 Having undertaken this Assessment in accordance with the relevant requirements of the Transport Act and the Franchising Guidance, the Combined Authority considers that, on balance, the strategic advantages of Franchising and the increased certainty which it brings in terms of outcomes, outweigh the disadvantage of taking on significant financial risk. On the basis of this Assessment, it is recommended that the Franchising Scheme is the Combined Authority's preferred option for bus reform."</p>
4.7	In the context of this assessment, the recommendation is that the City Council's response indicates broad support for the proposals.
<b>5.</b>	<b>Corporate plan</b>
5.1	<p><i>Explain how the decision links to the Councils Corporate Plan</i></p> <p><a href="#">Corporate plan 2022-27: our priorities for Cambridge - Cambridge City Council</a></p> <p>The proposals are supportive of a number of objectives in the City Council's corporate plan, including tackling inequality by providing better and more affordable bus services for those reliant on public transport and transitioning to a zero carbon fleet of buses more rapidly.</p>
<b>6.</b>	<b>Consultation, engagement and communication</b>
6.1	In addition to the CPCA's online consultation, public events have been held in Cambridge on 8 <sup>th</sup> , 12 <sup>th</sup> October and 18 <sup>th</sup> October.
<b>7.</b>	<b>Anticipated outcomes, benefits or impact</b>
7.1	The anticipated outcomes of the proposals are the efficient delivery of bus service improvements to passengers and bus network changes which support the delivery of wider policy ambitions.
<b>8.</b>	<b>Implications</b>
8.1	<b>Relevant risks</b>
	There are no obvious risks to the council of making the decision to agree the consultation response.
	<b>Financial Implications</b>
8.2	There are no financial implications for the City Council of the decision to agree the council's response to the consultation.

	<p>There would be financial implications for the Combined Authority should the proposals be implemented. The consultation document states, under the Financial Case, that: “Both options will require the Combined Authority to increase its capacity and capability in respect of staffing and systems in order to take on greater roles and responsibilities. This will incur additional costs, which will be greater for Franchising, because of the greater control and management responsibilities taken by the Combined Authority.”</p>
	<b>Legal Implications</b>
8.3	Not applicable
	<b>Equalities and socio-economic Implications</b>
8.4	<p>There are no immediate implications of the Council agreeing its consultation response. The Combined Authority has carried out an equalities impact assessment which is set out on page 30 of the consultation document. This notes positive impacts for people with the following protected characteristics:</p> <ul style="list-style-type: none"> <li>• Age (especially younger and older people)</li> <li>• Disability (people with physical and sensory impairments)</li> <li>• Gender reassignment</li> <li>• Sex (particularly women)</li> <li>• Pregnancy and maternity</li> <li>• Race (ethnicity)</li> <li>• Religion and belief</li> <li>• Sexual orientation</li> </ul> <p>No impact, or neutral impact was seen across the protected characteristics of marriage and civil partnership.</p>
	<b>Net Zero Carbon, Climate Change and Environmental implications</b>
8.5	<p>There are no direct implications for the city council’s direct emissions, but there are positive impacts from the proposals allowing a more rapid and certain transition to a net zero bus fleet.</p>
	<b>Procurement Implications</b>
8.6	Not applicable

	<b>Community Safety Implications</b>
8.7	Not applicable
	<b>Other Relevant Implications</b>
8.8	The consultation document sets out a range of potential benefits and implications.
<b>9.</b>	<b>Background documents</b> Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985
9.1	Combined Authority Bus Franchising <a href="#">Consultation Document</a>
<b>10.</b>	<b>Appendices</b>
10.1	Appendix A – Draft Cambridge City Council Response to the CPCA Bus Franchising Consultation
	To inspect the background papers or if you have a query on the report please contact Andrew Limb, Assistant Chief Executive, Tel: 01223 457004, e-mail: <a href="mailto:Andrew.Limb@cambridge.gov.uk">Andrew.Limb@cambridge.gov.uk</a>



This page is intentionally left blank

## **APPENDIX A**

### **DRAFT CAMBRIDGE CITY COUNCIL RESPONSE TO THE CAMBRIGESHIRE & PETERBOROUGH COMBINED AUTHORITY BUS FRANCHISING CONSULTATION**

Cambridge City Council welcomes the work undertaken by the Combined Authority to bring forward these proposals. The Council is broadly supportive of the proposals, given the conclusions of the Assessment.

Cambridge City Council recognises the challenges presented by the current arrangements and welcomes proposals for a franchising scheme that would provide greater democratic and public control over bus services including routes and ticketing.

The Council is of course particularly keen to see improved bus services to and within Cambridge. Many people in the city who either cannot afford to run a private car, or who wish to travel by cleaner and more sustainable methods, rely on buses or would use them more if they were a more attractive option.

People need regular, reliable and affordable connection to vital services including education and training, healthcare, employment, open spaces, leisure, retail and other essential services.

This is particularly important for groups who are more likely to experience social isolation, people on low incomes and those eligible for concessionary fares, people with disabilities or caring responsibilities, young people aged under 25 who need to travel before 9:30am, the elderly and those with young families.

Cambridge's communities have also seen bus services chopped and changed too frequently, with residents in some parts of the city left feeling disconnected from amenities and services in other parts of the city and its hinterland.

It will be important that bus services are accessible to people with disabilities; and affordable. And that there are suitable complementary arrangements in place for

people for whom, for whatever reason, buses are unlikely to meet their needs.

Cambridge City Council is particularly keen to see a rapid transition of the bus fleet to low or zero carbon vehicles and understands that franchising is likely to offer the most rapid and certain route to that outcome, reducing pollution and contributing to climate change mitigation.

As identified in section 7.99 of the consultation document, it will be key that emission limits are integrated into the service specifications set out by the combined authority as part of the franchise contracts. This will enable the transition towards zero emission buses by 2030.

Of course, the Council recognises the risks and challenges associated with the scale of change envisaged. The Combined Authority will want to assure itself that it has or will have the capacity and capability to manage the transition, and the ongoing management of bus services in the future. We will be keen to understand more about how this can be assured, and how the operational management will be delivered.

We look forward to better bus services for the people of Cambridge and will be keen to support this in whatever way is possible within our powers and resources.

**ENDS**





## Greater Cambridge Plan-making Timetable

**To:**

Cllr Katie Thornburrow, Executive Councillor for Planning, Building Control and Infrastructure  
 Planning and Transport Scrutiny Committee, 4 November 2024

**Report by:**

Stephen Kelly, Joint Director of Planning  
 Email: [Stephen.Kelly@greatercambridgeplanning.org](mailto:Stephen.Kelly@greatercambridgeplanning.org)

**Wards affected:**

All

Director Approval: Stephen Kelly, Joint Director of Planning confirms that the report author has sought the advice of all appropriate colleagues and given due regard to that advice; that the equalities impacts and other implications of the recommended decisions have been assessed and accurately presented in the report; and that they are content for the report to be put to the Executive Councillor for decision.

1.	<b>Recommendations</b>
1.1	<p>It is recommended that the Executive Councillor for Planning, Building Control and Infrastructure agrees that:</p> <ol style="list-style-type: none"> <li>1. The Local Plan Timetable Update at Appendix 1 be added as a November 2024 Addendum to the Greater Cambridge Development Scheme 2022 (updating the current March 2024 Addendum) and published on the Greater Cambridge Planning website.</li> <li>2. An updated formal Greater Cambridge Local Plan Timetable be brought to Members in spring 2025 once there is clarity on the transitional date for plans under the current plan-making system to be submitted, and also on the outcome of the Cambridge Waste Water Treatment Plant Development Consent Order.</li> </ol>
2.	<b>Purpose and reason for the report</b>
2.1	<p>This report provides an update regarding the Local Plan Timetable (previously called the Local Development Scheme (LDS)), which is a timetable for the production of new or revised development plan documents that set out the planning policy framework for Greater Cambridge. It is prepared jointly between South Cambridgeshire District Council and Cambridge City Council as the plans in preparation are both joint plans for</p>

	<p>the authorities' combined area. The Councils are required to keep the Timetable up to date.</p> <p>The latest formal LDS was agreed by the Councils in 2022. An update was made regarding the timetable in March 2024 via an Addendum to the LDS. The Addendum noted continuing uncertainties regarding key external dependencies for the emerging Greater Cambridge Local Plan (GCLP) - in particular relating to water availability and transport strategy, as well as to the (now previous) government's programme for Greater Cambridge. Noting these uncertainties, and the transitional date for submitting plans for examination under the current plan-making system of end of June 2025, the LDS Addendum included an indicative revised timetable for preparing the GCLP under the proposed new plan-making system, which would achieve the start of a formal 30-month process by autumn/winter 2025.</p> <p>This report provides an update on the above mentioned key dependencies and their implications for the GCLP. In particular it notes that the new government is proposing to change the previously stated cut-off date for submitting Local Plans for Examination under the current system to December 2026, and proposes a revised draft GCLP plan-making timetable that achieves that deadline, also recognising that the introduction of the new plan-making system is delayed. This is a draft timetable subject to the new transitional date being confirmed by government following consultation on amendments to the National Planning Policy Framework (NPPF). The report recommends that the Local Plan Timetable - for the GCLP and also the North East Cambridge Area Action Plan (NECAAP) - should be fully updated in spring 2025, once the government has reported its response to the current consultation on proposed NPPF revisions and confirmed the transitional date, and once the Cambridge Waste Water Treatment Plant (CWWTP) Development Consent Order (DCO) outcome is known.</p>
<p><b>3.</b></p>	<p><b>Alternative options considered</b></p>
<p>3.1</p>	<p>The alternative options considered include:</p> <ul style="list-style-type: none"> <li>• Not agree Appendix 1 – incorporating a revised draft GCLP timetable; instead requesting a different timetable to be proposed that results in submission of the plan ahead of December 2026. Not recommended – having explored this option officers consider this not to be practicable to achieve.</li> <li>• Not agree Appendix 1 – incorporating a revised draft GCLP timetable; instead requesting a different timetable to be proposed that follows the proposed timings for the new plan-making system, to commence after autumn 2025. Not recommended – officers consider this would result in a further extended timetable, adding to the risk that significant development proposals will come</li> </ul>

	<p>forward ahead of the adoption of a new comprehensive local planning policy framework.</p> <ul style="list-style-type: none"> <li>• Not agree Appendix 1 – incorporating a revised draft GCLP timetable; instead propose to wait for clarity regarding the key external dependencies of water and transport before progressing the plan. Not recommended – officers consider this would result in a further extended timetable, adding to the risk that significant development proposals will come forward ahead of the adoption of a new comprehensive local planning policy framework.</li> </ul>
<b>4.</b>	<b>Background and key issues</b>
4.1.1	<p><b>Background: Local Plan Timetable &amp; March 2024 Timetable Update</b></p> <p>Local Planning Authorities are required to prepare a Local Plan Timetable (previously called the Local Development Scheme (LDS), a change made by the Levelling Up and Regeneration Act 2023) that identifies the expected timings for the production of new or revised development plan documents that set out the planning policy framework for Greater Cambridge. The Councils are required to keep the timetable up to date and once the local plan timetable has effect, the local planning authorities must comply with it. The latest formal timetable was agreed by the Councils in 2022. That document listed expected future timings for the emerging Greater Cambridge Local Plan (GCLP) and North East Cambridge Area Action Plan (NECAAP), both being prepared jointly between South Cambridgeshire District Council and Cambridge City Council. The timings set out in the 2022 LDS are now out of date or cannot be met and will need to be updated once there is sufficient certainty to identify formal revised programmes.</p>
4.1.2	<p>An update was made regarding the timetable in March 2024 via an Addendum to the 2022 LDS. The Addendum noted continuing uncertainties regarding key external dependencies for the emerging Greater Cambridge Local Plan (GCLP) - in particular relating to water availability and transport strategy, as well as to the (now previous) Government's programme for Greater Cambridge. It also had regard to the proposed new plan-making system and a transitional date for plans to be submitted under the current plan-making system of end June 2025. Noting these uncertainties and that it would not be feasible to submit the GCLP by end of June 2025, the LDS Addendum included an indicative revised timetable for preparing the GCLP under the proposed new plan-making system, which would achieve the start of a formal 30-month process by autumn/winter 2025.</p>
4.1.3	<p>This report proposes a further Addendum to the LDS as contained at Appendix 1 setting out a draft revised timetable for the GCLP, which is subject to the Government confirming the proposed new transitional date of December 2026.</p>

4.2.1	<p><b>Key dependencies for determining a future GCLP timetable</b></p> <p>As in March 2024, the primary external determinants of the future GCLP timetable centre upon water availability, the transport strategy, the CWWTP DCO and the new national plan-making system. The previous Government also made a number of statements via the ‘Cambridge 2040’ initiative promoting much higher growth levels for Cambridge than in the emerging Joint Local Plan. The new government maintains a focus on Greater Cambridge’s economic strengths, and as such, this initiative may also have implications for the local plan timetable that are unresolved at this time. These are all considered below.</p>
4.2.2	<p><b>Water supply</b></p> <p>The report in March 2024 highlighted how the uncertainties regarding water supply in both the short and long term were impacting the ability to move forward the local plan.</p>
4.2.3	<p>Since March 2024, the Councils have continued to engage with the Government’s Cambridge Water Scarcity Group that brings together relevant government departments and other stakeholders, including local authority officers. A range of actions are being developed by the group focusing on bringing forward supply options (in particular the pipeline linking to Grafham, and the Fens Reservoir), reducing demand through efficiency measures in new and existing buildings, and measures to improve the resilience of our watercourses.</p>
4.2.4	<p>Taking account of issues including progress on these actions, a number of planning permissions have been granted on strategic sites that were included in the adopted Local Plans. However, there are still issues to address before we have the certainty needed to inform the new local plan.</p>
4.2.5	<p>This includes understanding the outcome of the Water Resource Management Plan (WRMP) process. The statutory process for agreeing Cambridge Water’s WRMP 2024 has continued to be delayed. On the advice of the Environment Agency, Defra has requested that further information is provided by Cambridge Water, who have been providing responses. It is not yet confirmed when a final decision will be made.</p>
4.2.6	<p>Further work is also being undertaken with the Water Scarcity Group to understand water availability in the long term – 2040 and beyond. This is because even with the planned Fens Reservoir in place in the mid 2030’s, water abstraction licences will be further reduced at 2040 as part of the Environment Agency’s ‘Environmental Destination’ plans.</p>
4.2.7	<p>We have set out at each plan making stage the need for confirmation that a sustainable water supply is available to support development needs. We do not yet</p>

	<p>know the outcome in terms of water availability to inform the new local plan and in particular how much development can be planned for based upon available water supplies and whether or not this would meet our objectively assessed need for jobs and homes in full (subject also to other planning considerations including deliverability). We continue to engage with the Environment Agency, Cambridge Water, central government and other relevant stakeholders to seek to understand the evolving position.</p>
4.2.8	<p>Drawing on the above, the proposed draft revised timetable set out below is based upon the assumption that there is sufficient clarity regarding provision of a sustainable water supply by the end of the year to enable the plan to progress through key preparation stages, with evidence work supporting the strategy being progressed at risk ahead of this. If this clarity is not reached in time officers will need to explore with members the option to progress plan with outstanding uncertainties, stating the further assurances that the water industry need to provide.</p>
4.2.9	<p><b>Transport Strategy</b>  To ensure an appropriate development strategy in the GCLP, it is important that it is integrated with a Transport Strategy that ensures that: development can happen without significant adverse transport impacts; the plan addresses the challenges of climate change and local environmental impacts; and the development strategy is supported by sustainable travel options.</p>
4.2.10	<p>Transport modelling of previous stages of plan-making reflected the transport strategy contained in both the County Council’s Transport Strategy for Cambridge and South Cambridgeshire (2014) that supported the adopted plans and the Cambridgeshire and Peterborough Combined Authority (CPCA) Local Transport and Connectivity Plan (2020, updated 2023). The earlier GCLP proposals therefore included an assumption regarding traffic reductions in the Cambridge urban area, but did not assume any particular scheme. This was to be delivered by the Greater Cambridge Partnership’s (GCP) City Access proposals. Assumptions were also made about the role of the transport corridors and their impact on traffic movement alongside other planned infrastructure schemes including all the GCP radial public transport schemes.</p>
4.2.11	<p>The September 2023 decision by the GCP Board not to take forward the Making Connections proposal as part of the wider City Access programme, and to pause the Cambridge South East Transport Scheme (CSETS) due to rising programme costs (albeit noting that this project has now been un-paused, supported by additional government funding), presents a challenge to delivery of the levels of growth in the GCLP that needs to be resolved in order for the plans to proceed.</p>

4.2.12	<p>In terms of addressing the transport and environmental challenges that Making Connections and the wider City Access programme have been seeking to resolve, <a href="#">Greater Cambridge Partnership Executive Board papers from March 2024</a> identified that the issues would be progressed through the forthcoming Greater Cambridge Transport Strategy (GCTS). The <a href="#">Cambridgeshire &amp; Peterborough Local Transport Connectivity Plan November 2023 (Greater Cambridge Local Section p5)</a> previously identified that the GCTS would be a child document to the LTCP, led by the Combined Authority and developed with relevant local partners. Further to this, a paper taken to the Cambridgeshire &amp; Peterborough Combined Authority Transport &amp; Infrastructure Committee on 18 September 2024 provided the following update:</p> <ul style="list-style-type: none"> <li>• Over the summer, officers from the Combined Authority have been collaborating closely with officers from the Highways Authority, GCP and local planning authorities to establish the scope and timelines for the work and to begin evidence stocktake.</li> <li>• The Chair of Transport and Infrastructure Committee (TIC) convened a Member Steering Group to have oversight of process and programme which will include representatives from the County Council, City of Cambridge, South Cambridgeshire District Council, and the Greater Cambridge Partnership. This group had its first meeting in September to consider suggestions for scope and programme. The Member Steering Group will not be decision making. Progress updates and, in the fullness of time, decisions on the GCTS will come to future meetings of the Transport and Infrastructure Committee.</li> <li>• The programme will need to be aligned to the development of the Joint Local Plan for Greater Cambridge which itself will be affected by the new Government’s approach to updating the National Planning Policy Framework (NPPF).</li> </ul>
4.2.13	<p>Drawing on the above, the draft revised timetable below is based upon the assumption that the technical and governance processes for the GCTS enable the timely progression of the GCLP. Greater Cambridge Shared Planning officers continue to engage with local partners to explore these points in detail.</p>
4.2.14	<p><b>Government’s planning reforms</b></p> <p>At the time the March 2024 Local Plan timetable update was written, the then Conservative government had consulted on outline proposals for a new plan-making system, but had not confirmed details. Key to those proposals was a stated plan-making transition date such that any plans seeking to be adopted under the current plan-making system would need to be submitted to government by 30 June 2025. In March, officers concluded that it was not possible to set a realistic timetable that would enable the GCLP to meet that deadline, even if the programme were to be</p>

	compressed. As such the March Local Plan Timetable Update concluded that the GCLP would need to be prepared under the new plan-making system.
4.2.15	Since March 2024 the new government brought out a wide-ranging consultation on proposed amendments to the National Planning Policy Framework. As a part of this government announced its aim of implementing the new plan-making system as set out in the Levelling-up and Regeneration Act from summer or autumn 2025, and proposed that current system plans would need to be submitted for examination under the existing 2004 Act system no later than December 2026 - a significant extension to the previous proposals referred to above. The proposals set out that this amended approach had the potential to benefit plans that are at earlier stages of preparation, and providing more time for local planning authorities to reflect on the revised NPPF and progress positive plans that will stand up to scrutiny at examination.
4.2.16	Given this consultation on changes to timings for submission under the current system, together with the overarching need to progress the plan to adoption as fast as reasonably possible, to provide certainty to all within Greater Cambridge resident and business communities, officers have set out a revised draft timetable that seeks to meet the December 2026 deadline (see below).
4.2.17	<b>North East Cambridge Area - Cambridge Waste Water Treatment Plant relocation</b> Effective and efficient development of the North East Cambridge site is dependent on the relocation of the Cambridge Waste Water Treatment Plant (CWWTP) via a separate Development Consent Order (DCO) process that Anglian Water is undertaking. Publication of the Proposed Submission version of the GCLP is dependent on the outcome of the DCO process; this is the same for the NECAAP, noting that the Councils agreed in January 2022 a Proposed Submission NECAAP for future public consultation, contingent upon the separate Development Control Order being undertaken by Anglian Water for the relocation of the Waste Water Treatment Plant being approved.
4.2.18	At the time of the March 2024 update, the DCO Examination hearings were mostly concluded, and a decision was expected by the end of 2024. Since then the Examination closed in April, and the inspectors made their recommendation to the Secretary of State in the summer. Based on statutory DCO timings a decision on the outcome of the DCO was previously expected by the Secretary of State in October 2024. However, the Secretary of State for Environment, Food and Rural Affairs published a statement on 10 October that the deadline for the decision had been amended to 12 January 2025. If approved there will follow a 6 week judicial review

	period. If no request for judicial review is received within that period then the decision will be confirmed.
4.2.19	Notwithstanding the DCO process, a number of land parcels within the NEC area are already coming forward with planning applications ahead of the NECAAP or GCLP, that together are of a scale that would generate the need to review AAP evidence, vision and content. Further evidence is being prepared to inform planning decisions on appropriate scale of contributions required. Given the scale of emerging proposals, evidence being prepared by Cambridgeshire County Council in relation to transport impacts, indicates that to sustain growth above commercial floorspace levels assumed through the AAP (Reg 19) in combination with those schemes consented before July 2024, additional transformational transport infrastructure beyond currently identified schemes will likely be needed dependent on the mix and type of schemes coming forward. Such transport schemes will need to be explored via the CPCA's proposed GCTS referred to above.
4.2.20	The Councils will need to reflect on Secretary of State's decision on the DCO once confirmed. The future of the NECAAP will likely be confirmed via the proposed formal Local Plan Timetable in spring 2025 once timings are clearer, taking into account the other issues raised in this report. This will be done in the context of seeking to provide a clear planning framework for this key strategic site as soon as possible.
4.2.21	<p><b>Cambridge 2040/Cambridge Delivery Group</b></p> <p>In Summer 2023, the previous Government announced its intention to significantly increase levels of development in Cambridge beyond the levels outlined in the First Proposals. It established a "Cambridge Delivery Group" to progress that ambition. Peter Freeman, the Chair of Homes England, was appointed to lead that programme and the Group have subsequently commissioned a number of studies. Engagement with Peter Freeman and the team of civil servants tasked with bringing forward the Government's proposals has been ongoing since that time. As referred to in the Water Supply section, in the autumn of 2023, the Government also established a "Water Scarcity Group" with dedicated funding to explore the particular challenges associated with water scarcity that impact the area's current and potential future growth.</p>
4.2.22	The new government continues to focus attention on Cambridge, but the Minister for Housing in a letter to local leaders explicitly stated his intention to "reset the work and the relationship between central government and local partners". Senior officers and the Leaders of the Councils continue to be in regular dialogue with Government to seek to understand what this means in practice, including how and in what way the Government's ambitions will interact with, and impact on, the Local Plan process. Given the new government's stated intention to collaborate with local partners, officers assume that this programme will not impede the progression of the GCLP. However,



	<p>given the ongoing uncertainty on these specifics, officers are not, at present, able to determine what the impact of this national project on the local plan or its timetable will be.</p>				
4.2.23	<p><b>Additional factors that could affect the future programme: East West Rail</b>  As in March 2024, the proposed Cambourne station associated with East West Rail forms a further uncertainty in terms of confirmation of the scale and timing of the expansion of Cambourne identified in the GCLP First Proposals that could in principle affect the Local Plan Timetable. Regarding the rail line and station proposals led by East West Rail Company, the Councils will need the project to have a level of certainty regarding its delivery and timing to enable the plan to progress to submission. Regarding the development opportunity at Cambourne, since March Council officers have developed an evidence base commission for procurement, working alongside East West Rail Company, with the intention that this would build upon the earlier identification of a growth opportunity at Cambourne to support the identification of a draft allocation within the next stage of the GCLP (officers have secured funding in principle from Department for Transport to commission this work; this agreement is expected to be confirmed as part of Government’s Spending Review due on 30 Oct. An update on this will be provided in the meeting). Officers’ current view is that the progression of the rail line and station DCO project, and associated work developing an allocation at Cambourne, can be progressed in a way that supports the draft revised timetable.</p>				
4.3.1	<p><b>What this all means for the GCLP Timetable</b></p> <p>Drawing on the above, given the new government’s proposed change in timings for submission of plans under the current system, together with the overarching need to progress the plan to adoption as fast as reasonably possible, officers have identified an indicative revised timetable that meets the December 2026 transition cut-off date.</p>				
4.3.2	<p><b>Draft revised GCLP timetable</b></p> <table border="1" data-bbox="244 1648 1356 1917"> <tr> <td data-bbox="244 1648 778 1765">Autumn/Winter 2025</td> <td data-bbox="778 1648 1356 1765">Draft Plan Consultation (Reg 18)</td> </tr> <tr> <td data-bbox="244 1765 778 1917">Summer/Autumn 2026</td> <td data-bbox="778 1765 1356 1917">Proposed Submission Plan Consultation (Reg 19)</td> </tr> </table>	Autumn/Winter 2025	Draft Plan Consultation (Reg 18)	Summer/Autumn 2026	Proposed Submission Plan Consultation (Reg 19)
Autumn/Winter 2025	Draft Plan Consultation (Reg 18)				
Summer/Autumn 2026	Proposed Submission Plan Consultation (Reg 19)				

	Winter 2026 (by Dec 2026 as per current NPPF consultation)	Submission to Secretary of State for independent Examination (Reg 22)	
4.3.3	It is important to note that the above draft revised timetable is very tight; any slippage in any stage would likely move the submission date beyond government's proposed deadline of December 2026. Noting this challenge, the timetable is based upon a number of assumptions set out below. The risks section below explores further how officers propose to mitigate the risks of each of these factors impeding plan progress.		
4.3.4	<p>With regard to the external dependencies explored above, the draft revised timetable is based upon the following assumptions:</p> <ul style="list-style-type: none"> <li>• <u>Water supply</u>: that there is sufficient clarity regarding provision of a sustainable water supply to enable the plan to progress through key stages, with evidence work supporting the strategy being progressed at risk ahead of this. If this clarity is not reached in time officers will need to explore with members the option to progress plan with outstanding uncertainties, stating the further assurances that the water sector need to provide and including clear policy requirements that delivery of development would be conditioned on appropriate water supply being available. While the Councils continue to seek to influence this issue, responsibility for water supply lies with Cambridge Water, government and Water Resources East. For now this issue remains a high risk to the progression of the GCLP.</li> <li>• <u>Transport strategy</u>: that there will be technical evidence and political agreement of proposed solutions for the GCTS enable the timely progression of the GCLP. Responsibility for transport policy lies with the Combined Authority. Identifying a sustainable and deliverable transport strategy in a timely way to support the emerging GCLP remains a very high risk, both in relation to ensuring the practical alignment of programmes, but also noting the potential political sensitivity of solutions.</li> <li>• <u>Cambridge Waste Water Treatment Plant relocation</u>: that the Secretary of State makes a positive decision regarding the DCO within updated statutory timescales, and a judicial review does not prolong the process beyond confirmation of the Reg 19 Proposed Submission Plan.</li> <li>• <u>Cambridge 2050 programme</u>: that the new Government's approach to Cambridge does not impede the timely progression of the GCLP.</li> <li>• <u>East West Rail</u>: that the progression of the rail line and station DCO project, and associated work developing an allocation at Cambourne, is progressed in time to support the draft revised timetable.</li> </ul>		
4.3.5	Even assuming the above external factors support the timely progression of the GCLP as set out above, it is important to note that the revised draft timetable is a challenging		

	<p>one in terms of the practicalities of developing the plan. The draft revised timetable is based upon the following assumptions about internal Council processes:</p> <ul style="list-style-type: none"> <li>• <u>Efficient progression through plan stages</u>: that it is not necessary to do substantial further work or changes to the Plan between Reg 18 Draft Plan consultation and Reg 19 Proposed Submission publication. Note that no material changes can be made after Reg 19 without further consultation, which would not achieve the December 2026 submission deadline.</li> <li>• <u>Governance</u>: that both Councils can agree the Local Plan via their separate governance processes, at all key stages, including agreeing the proposed final version of the plan (Proposed Submission) in June-July 2026 and its subsequent submission for independent Examination by December 2026.</li> <li>• <u>Evidence base findings</u> support the identification of a deliverable and viable plan in time to support the proposed timetable.</li> <li>• <u>Team resources</u>: that the Planning Policy and Strategy team is able to focus its full resource on the GCLP at key points in the process, and that resources are available to enable preparation for consultation to take place alongside completion of the plan and Member processes at both Reg 18 and 19 stages.</li> <li>• <u>Processing Representations</u>: that Proptech and other innovative processes, including AI, enable much faster processing and summarising of consultation responses than has previously been achieved.</li> </ul>
4.4.1	<p><b>Next steps</b></p> <p>Given that the NPPF proposals are currently in draft form for consultation, and that the CWWTP DCO decision has yet to be confirmed, it is not possible to confirm the draft revised timetable set out above at this time. As such, officers propose that the Local Plan Timetable - for the GCLP and also the North East Cambridge Area Action Plan (NECAAP) - should be fully updated in spring 2025, once the government has reported its response to the current consultation on NPPF revisions and confirmed the transitional date, and once the Cambridge Waste Water Treatment Plant (CWWTP) Development Consent Order (DCO) outcome is known.</p>
4.4.2	<p>At this point, officers are proposing a further November Addendum to the 2022 LDS, as set out at Appendix 1. The November Addendum reflects paragraphs 4.1-4.4.1 of this report.</p> <p>The November Addendum will also be taken to South Cambridgeshire District Council Cabinet on Tuesday 5 November 2024 with the same recommendations. Once approved, the November Addendum would update the one agreed in March 2024, and the Local Plan webpages will be updated to reflect this report.</p>

4.5.1	<p><b>Additional issue: Extending the plan period</b></p> <p>The NPPF requires that “Strategic policies should look ahead over a minimum 15 year period from adoption, to anticipate and respond to long-term requirements and opportunities”. The emerging GCLP plan period used so far been 2020-2041, which would be NPPF compliant assuming adoption no later than 2026 as in the 2022 LDS. Given the external factors explored above which have delayed the plan’s progress, and the revised draft timetable set out in this report, officers are exploring an appropriate revised plan period to ensure NPPF compliance, to be confirmed in the revised Local Plan timetable in spring 2025.</p>
5.	<b>Corporate plan</b>
5.1	There is no decision to be made as part of this report in relation to the content of emerging development plans. The Local Plan and NECAAP will both contribute to meeting the corporate plan’s priorities via policies addressing a wide range of environmental, social and economic issues.
6.	<b>Consultation, engagement and communication</b>
6.1	Consultation and engagement are a key element of the plan making. Consultation already undertaken will inform the draft Local Plan. Future stages of the Local Plan and NECAAP, whenever they take place, will involve consultations meeting the Councils’ Statement of Community Involvement.
7.	<b>Anticipated outcomes, benefits or impact</b>
7.1	The report has no immediate impacts or outcomes given that it recommends approval of a draft revised Local Plan timetable, to be confirmed in 2025.
8.	<b>Implications</b>
8.1	<b>Relevant risks</b>
	<p>Providing a revised draft timetable for the new plan ensures that the Councils comply with the national requirement to keep the Local Plan timetable up to date.</p> <p>It is recognised that continued delay in the preparation of the plans, due to external factors outside the Council’s control, adds to the risk that significant development proposals will come forward ahead of the adoption of a new comprehensive local planning policy framework. To manage that risk, officers continue to identify, propose and develop interim policy measures. This risk is included on the Council’s corporate risk register. Paragraphs 9-20 relate particularly to corporate risk “SR21 Failure to deliver partnership working to deliver infrastructure resulting in impacts to the councils</p>

	adopted local plan” and “SR23 Ability to deliver Local Plan due to limitations on water and utilities”. These same paragraphs also refer to mitigation actions being taken to address these risks. Further, more detailed, risks are identified in paragraphs 33 and 34. Officers will continue to keep all these risks under review as the plans progress and identify appropriate mitigation as may be necessary.
	<b>Financial Implications</b>
8.2	The Shared Planning Service programme for the Local Plan is being jointly funded by Cambridge City Council and South Cambridgeshire District Council. The impact of some of the issues identified in this report were not explicitly anticipated at the time that the original budget for the Local Plans were set. Nevertheless, the service has to date managed its costs within the existing budget envelope. Some additional funding has already been identified by the Government to support engagement with the Council on its ambitions for growth. In the event of significant additional work being required as a result of the wider issues identified above, the service will need to review the available budget for the Local Plan against its other ongoing priorities. There are no fraud risks identified as a result of this report.
	<b>Legal Implications</b>
8.3	There are no legal implications arising from the report.
	<b>Equalities and socio-economic Implications</b>
8.4	There is no decision to be made as part of this report in relation to the content of emerging development plans. The development plans will each be subject to Equalities Impact Assessment at each stage during their development.
	<b>Net Zero Carbon, Climate Change and Environmental implications</b>
8.5	There is no decision to be made as part of this report in relation to the content of emerging development plans. Notwithstanding, development plans provide an opportunity to address the aspects of the environment that can be influenced by the planning system. These aspects will be considered by a range of evidence including via a Sustainability Appraisal as the plans are prepared. One of the big themes for the Greater Cambridge Local Plan identified in The First Proposals is climate change. Evidence has been produced to inform the plan, including a study on how the plan can assist with the journey towards net zero carbon.
	<b>Procurement Implications</b>

8.6	There are no procurement implications arising from the report.
	<b>Community Safety Implications</b>
8.7	There is no decision to be made as part of this report in relation to the content of emerging development plans.
<b>9.</b>	<b>Background documents</b> Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985
9.1	<ul style="list-style-type: none"> <li>• <a href="#">Greater Cambridge Local Development Scheme (greatercambridgeplanning.org)</a>, August 2022</li> <li>• <a href="#">Greater Cambridge First Proposals consultation commentary regarding water availability, November 2021</a></li> <li>• <a href="#">Greater Cambridge Partnership Executive Board papers, 7 March 2024</a></li> <li>• <a href="#">Cambridgeshire and Peterborough Local Transport &amp; Connectivity Plan Local-Section-Greater-Cambridge, November 2023</a></li> <li>• <a href="#">Cambridgeshire &amp; Peterborough Combined Authority Transport &amp; Infrastructure Committee papers: Local Transport &amp; Connectivity Plan and Associated Strategies, 18 September 2024</a></li> <li>• <a href="#">NPPF consultation, July 2024</a></li> <li>• <a href="#">Housing Minister letter to local leaders, August 2024</a></li> </ul>
<b>10.</b>	<b>Appendices</b>
10.1	Appendix A: Local Plan Timetable Update – Updated Addendum to the Greater Cambridge Development Scheme 2022, November 2024
	<p>To inspect the background papers or if you have a query on the report please contact</p> <p>Jonathan Dixon - Planning Policy Manager Telephone: 07514 925952 <a href="mailto:jonathan.dixon@greatercambridgeplanning.org">jonathan.dixon@greatercambridgeplanning.org</a></p> <p>Caroline Hunt – Strategic Planning Manager Telephone: 07849 824745</p>

	<a href="mailto:caroline.hunt@greatercambridgeplanning.org">caroline.hunt@greatercambridgeplanning.org</a>
--	--

This page is intentionally left blank



# Greater Cambridge Local Development Scheme Updated Addendum: Local Plan Timetable Update



## November 2024

### Cambridge City Council

PO Box 700,  
Cambridge, CB1 0JH

### South Cambridgeshire District Council

South Cambridgeshire Hall, Cambourne  
Business Park, Cambridge, CB23 6EA

This Greater Cambridge Local Development Scheme Addendum: Local Plan Timetable Update was approved by:

**Cambridge City Council**

The Executive Councillor, Planning and Transport, following debate by the Planning and Transport Scrutiny Committee – 4 November 2024

**South Cambridgeshire District Council**

Cabinet – 5 November 2024

# Greater Cambridge Local Development Scheme Updated Addendum: Local Plan Timetable Update

## Introduction

1. This Greater Cambridge Local Development Scheme Updated Addendum provides an update regarding the Local Plan Timetable as set out below, and supersedes the previous Greater Cambridge Local Development Scheme Addendum published in March 2024.
2. Authorities are required to prepare a Local Plan Timetable (previously called the Local Development Scheme (LDS), a change made by the Levelling Up and Regeneration Act 2023) that identifies the expected timings for the production of new or revised development plan documents that set out the planning policy framework for Greater Cambridge. The Councils are required to keep the timetable up to date- and once the local plan timetable has effect, the local planning authorities must comply with it.
3. The latest formal timetable was agreed by the Councils in 2022. That document listed expected future timings for the emerging Greater Cambridge Local Plan (GCLP) and North East Cambridge Area Action Plan (NECAAP), both being prepared jointly between South Cambridgeshire District Council and Cambridge City Council. The timings set out in the 2022 LDS are now out of date or cannot be met and will need to be updated once there is sufficient certainty to identify formal revised programmes.
4. An update was made regarding the timetable in March 2024 via an Addendum to the 2022 LDS. The Addendum noted continuing uncertainties regarding key external dependencies for the emerging Greater Cambridge Local Plan (GCLP) - in particular relating to water availability and transport strategy, as well as to the (now previous) Government's programme for Greater Cambridge. It also had regard to the proposed new plan-making system and a transitional date for plans to be submitted under the current plan-making system of end June 2025. Noting these uncertainties and that it would not be feasible to submit the GCLP by end of June 2025, the LDS Addendum included an indicative revised timetable for preparing the GCLP under the proposed new plan-making system, which would achieve the start of a formal 30-month process by autumn/winter 2025.
5. This Updated Addendum sets out a draft revised timetable for the GCLP, which is subject to the Government confirming the proposed new transitional date of December 2026.

## Key dependencies for determining a future GCLP timetable

6. As in March 2024, the primary external determinants of the future GCLP timetable centre upon water availability, the transport strategy, the Cambridge Waste Water Treatment Plant (CWWTP) via a separate Development Consent

Order (DCO) and the new national plan-making system. The previous Government also made a number of statements via the 'Cambridge 2040' initiative promoting much higher growth levels for Cambridge than in the emerging Joint Local Plan. The new government maintains a focus on Greater Cambridge's economic strengths, and as such, this initiative may also have implications for the local plan timetable that are unresolved at this time. These are all considered below.

## Water supply

7. The report in March 2024 highlighted how the uncertainties regarding water supply in both the short and long term were impacting the ability to move forward the local plan.
8. Since March 2024, the Councils have continued to engage with the Government's Cambridge Water Scarcity Group that brings together relevant government departments and other stakeholders, including local authority officers. A range of actions are being developed by the group focusing on bringing forward supply options (in particular the pipeline linking to Grafham, and the Fens Reservoir), reducing demand through efficiency measures in new and existing buildings, and measures to improve the resilience of our watercourses.
9. Taking account of issues including progress on these actions, a number of planning permissions have been granted on strategic sites that were included in the adopted Local Plans. However, there are still issues to address before we have the certainty needed to inform the new local plan.
10. This includes understanding the outcome of the Water Resource Management Plan (WRMP) process. The statutory process for agreeing Cambridge Water's WRMP 2024 has continued to be delayed. On the advice of the Environment Agency, Defra has requested that further information is provided by Cambridge Water, who have been providing responses. It is not yet confirmed when a final decision will be made.
11. Further work is also being undertaken with the Water Scarcity Group to understand water availability in the long term – 2040 and beyond. This is because even with the planned Fens Reservoir in place in the mid 2030's, water abstraction licences will be further reduced at 2040 as part of the Environment Agency's 'Environmental Destination' plans.
12. We have set out at each plan making stage the need for confirmation that a sustainable water supply is available to support development needs. We do not yet know the outcome in terms of water availability to inform the new local plan and in particular how much development can be planned for based upon available water supplies and whether or not this would meet our objectively assessed need for jobs and homes in full (subject also to other planning considerations including deliverability). We continue to engage with the Environment Agency, Cambridge Water, central government and other relevant stakeholders to seek to understand the evolving position.

13. Drawing on the above, the proposed draft revised timetable set out below is based upon the assumption that there is sufficient clarity regarding provision of a sustainable water supply by the end of the year to enable the plan to progress through key preparation stages, with evidence work supporting the strategy being progressed at risk ahead of this. If this clarity is not reached in time officers will need to explore with members the option to progress plan with outstanding uncertainties, stating the further assurances that the water industry need to provide.

## Transport Strategy

14. To ensure an appropriate development strategy in the GCLP, it is important that it is integrated with a Transport Strategy that ensures that: development can happen without significant adverse transport impacts; the plan addresses the challenges of climate change and local environmental impacts; and the development strategy is supported by sustainable travel options.
15. Transport modelling of previous stages of plan-making reflected the transport strategy contained in both the County Council's Transport Strategy for Cambridge and South Cambridgeshire (2014) that supported the adopted plans and the Cambridgeshire and Peterborough Combined Authority (CPCA) Local Transport and Connectivity Plan (2020, updated 2023). The earlier GCLP proposals therefore included an assumption regarding traffic reductions in the Cambridge urban area, but did not assume any particular scheme. This was to be delivered by the Greater Cambridge Partnership's (GCP) City Access proposals. Assumptions were also made about the role of the transport corridors and their impact on traffic movement alongside other planned infrastructure schemes including all the GCP radial public transport schemes.
16. The September 2023 decision by the GCP Board not to take forward the Making Connections proposal as part of the wider City Access programme, and to pause the Cambridge South East Transport Scheme (CSETS) due to rising programme costs (albeit noting that this project has now been un-paused, supported by additional government funding), presents a challenge to delivery of the levels of growth in the GCLP that needs to be resolved in order for the plans to proceed.
17. In terms of addressing the transport and environmental challenges that Making Connections and the wider City Access programme have been seeking to resolve, [Greater Cambridge Partnership Executive Board papers from March 2024](#) identified that the issues would be progressed through the forthcoming Greater Cambridge Transport Strategy (GCTS). The [Cambridgeshire & Peterborough Local Transport Connectivity Plan November 2023 \(Greater Cambridge Local Section p5\)](#) previously identified that the GCTS would be a child document to the LTCP, led by the Combined Authority and developed with relevant local partners. Further to this, a paper taken to the Cambridgeshire & Peterborough Combined Authority Transport & Infrastructure Committee on 18 September 2024 provided the following update:
- Over the summer, officers from the Combined Authority have been collaborating closely with officers from the Highways Authority, GCP and local

planning authorities to establish the scope and timelines for the work and to begin evidence stocktake.

- The Chair of Transport and Infrastructure Committee (TIC) convened a Member Steering Group to have oversight of process and programme which will include representatives from the County Council, City of Cambridge, South Cambridgeshire District Council, and the Greater Cambridge Partnership. This group had its first meeting in September to consider suggestions for scope and programme. The Member Steering Group will not be decision making. Progress updates and, in the fullness of time, decisions on the GCTS will come to future meetings of the Transport and Infrastructure Committee.
- The programme will need to be aligned to the development of the Joint Local Plan for Greater Cambridge which itself will be affected by the new Government's approach to updating the National Planning Policy Framework (NPPF).

18. Drawing on the above, the draft revised timetable below is based upon the assumption that the technical and governance processes for the GCTS enable the timely progression of the GCLP. Greater Cambridge Shared Planning officers continue to engage with local partners to explore these points in detail.

### **Government's planning reforms**

19. At the time the March 2024 Local Plan timetable update was written, the then Conservative government had consulted on outline proposals for a new plan-making system, but had not confirmed details. Key to those proposals was a stated plan-making transition date such that any plans seeking to be adopted under the current plan-making system would need to be submitted to government by 30 June 2025. In March officers concluded that it was not possible to set a realistic timetable that would enable the GCLP to meet that deadline, even if the programme were to be compressed. As such the March Local Plan Timetable Update concluded that the GCLP would need to be prepared under the new plan-making system.

20. Since March 2024 the new government brought out a wide-ranging consultation on proposed amendments to the National Planning Policy Framework. As a part of this government announced its aim of implementing the new plan-making system as set out in the Levelling-up and Regeneration Act from summer or autumn 2025, and proposed that current system plans would need to be submitted for examination under the existing 2004 Act system no later than December 2026 - a significant extension to the previous proposals referred to above. The proposals set out that this amended approach had the potential to benefit plans that are at earlier stages of preparation, and providing more time for local planning authorities to reflect on the revised NPPF and progress positive plans that will stand up to scrutiny at examination.

21. Given this consultation on changes to timings for submission under the current system, together with the overarching need to progress the plan to adoption as fast as reasonably possible, to provide certainty to all within Greater Cambridge



resident and business communities, officers have set out a revised draft timetable that seeks to meet the December 2026 deadline (see below).

### **North East Cambridge Area - Cambridge Waste Water Treatment Plant relocation**

22. Effective and efficient development of the North East Cambridge site is dependent on the relocation of the Cambridge Waste Water Treatment Plant (CWWTP) via a separate Development Consent Order (DCO) process that Anglian Water is undertaking. Publication of the Proposed Submission version of the GCLP is dependent on the outcome of the DCO process; this is the same for the NECAAP, noting that the Councils agreed in January 2022 a Proposed Submission NECAAP for future public consultation, contingent upon the separate Development Control Order being undertaken by Anglian Water for the relocation of the Waste Water Treatment Plant being approved.
23. At the time of the March 2024 update, the DCO Examination hearings were mostly concluded, and a decision was expected by the end of 2024. Since then the Examination closed in April, and the inspectors made their recommendation to the Secretary of State in the summer. Based on statutory DCO timings a decision on the outcome of the DCO was previously expected by the Secretary of State in October 2024. However, the Secretary of State for Environment, Food and Rural Affairs published a statement on 10 October that the deadline for the decision had been amended to 12 January 2025. If approved there will follow a 6 week judicial review period. If no request for judicial review is received within that period then the decision will be confirmed.
24. Notwithstanding the DCO process, a number of land parcels within the NEC area are already coming forward with planning applications ahead of the NECAAP or GCLP, that together are of a scale that would generate the need to review AAP evidence, vision and content. Further evidence is being prepared to inform planning decisions on appropriate scale of contributions required. Given the scale of emerging proposals, evidence being prepared by Cambridgeshire County Council in relation to transport impacts, indicates that to sustain growth above commercial floorspace levels assumed through the AAP (Reg 19) in combination with those schemes consented before July 2024, additional transformational transport infrastructure beyond currently identified schemes will likely be needed dependent on the mix and type of schemes coming forward. Such transport schemes will need to be explored via the CPCA's proposed GCTS referred to above.
25. The Councils will need to reflect on Secretary of State's decision on the DCO once confirmed. The future of the NECAAP will likely be confirmed via the proposed formal Local Plan Timetable in spring 2025 once timings are clearer, taking into account the other issues raised in this report. This will be done in the context of seeking to provide a clear planning framework for this key strategic site as soon as possible.

## Cambridge 2040/Cambridge Delivery Group

26. In Summer 2023, the previous Government announced its intention to significantly increase levels of development in Cambridge beyond the levels outlined in the First Proposals. It established a “Cambridge Delivery Group” to progress that ambition. Peter Freeman, the Chair of Homes England, was appointed to lead that programme and the Group have subsequently commissioned a number of studies. Engagement with Peter Freeman and the team of civil servants tasked with bringing forward the Government’s proposals has been ongoing since that time. As referred to in the Water Supply section, in the autumn of 2023, the Government also established a “Water Scarcity Group” with dedicated funding to explore the particular challenges associated with water scarcity that impact the area’s current and potential future growth.
27. The new government continues to focus attention on Cambridge, but the Minister for Housing in a letter to local leaders explicitly stated his intention to “reset the work and the relationship between central government and local partners”. Senior officers and the Leaders of the Councils continue to be in regular dialogue with Government to seek to understand what this means in practice, including how and in what way the Government’s ambitions will interact with, and impact on, the Local Plan process. Given the new government’s stated intention to collaborate with local partners, officers assume that this programme will not impede the progression of the GCLP. However, given the ongoing uncertainty on these specifics, officers are not at present able to determine what the impact of this national project on the local plan or its timetable will be.

## Additional factors that could affect the future programme: East West Rail

28. As in March 2024, the proposed Cambourne station associated with East West Rail forms a further uncertainty in terms of confirmation of the scale and timing of the expansion of Cambourne identified in the GCLP First Proposals that could in principle affect the Local Plan Timetable. Regarding the rail line and station proposals led by East West Rail Company, the Councils will need the project to have a level of certainty regarding its delivery and timing to enable the plan to progress to submission. Regarding the development opportunity at Cambourne, since March Council officers have developed an evidence base commission for procurement, working alongside East West Rail Company, with the intention that this would build upon the earlier identification of a growth opportunity at Cambourne to support the identification of a draft allocation within the next stage of the GCLP (officers have secured funding in principle from Department for Transport to commission this work; this agreement is expected to be confirmed as part of Government’s Spending Review due on 30 Oct. (This point will be updated following committees). Officers’ current view is that the progression of the rail line and station DCO project, and associated work developing an allocation at Cambourne, can be progressed in a way that supports the draft revised timetable.



**What this all means for the GCLP Timetable**

29. Drawing on the above, given the new government’s proposed change in timings for submission of plans under the current system, together with the overarching need to progress the plan to adoption as fast as reasonably possible, officers have identified an indicative revised timetable that meets the December 2026 transition cut-off date.

**Draft revised GCLP timetable**

Autumn/Winter 2025	Draft Plan Consultation (Reg 18)
Summer/Autumn 2026	Proposed Submission Plan Consultation (Reg 19)
Winter 2026 (by Dec 2026 as per current NPPF consultation)	Submission to Secretary of State for independent Examination (Reg 22)

30. It is important to note that the above draft revised timetable is very tight; any slippage in any stage would likely move the submission date beyond government’s proposed deadline of December 2026. Noting this challenge, the timetable is based upon a number of assumptions set out below. The risks section below explores further how officers propose to mitigate the risks of each of these factors impeding plan progress.

31. With regard to the external dependencies explored above, the draft revised timetable is based upon the following assumptions:

- Water supply: that there is sufficient clarity regarding provision of a sustainable water supply to enable the plan to progress through key stages, with evidence work supporting the strategy being progressed at risk ahead of this. If this clarity is not reached in time officers will need to explore with members the option to progress plan with outstanding uncertainties, stating the further assurances that the water sector need to provide and including clear policy requirements that delivery of development would be conditioned on appropriate water supply being available. While the Councils continue to seek to influence this issue, responsibility for water supply lies with Cambridge Water, government and Water Resources East. For now this issue remains a high risk to the progression of the GCLP.
- Transport strategy: that there will be technical evidence and political agreement of proposed solutions for the GCTS enable the timely progression of the GCLP. Responsibility for transport policy lies with the Combined Authority. Identifying a sustainable and deliverable transport strategy in a timely way to support the emerging GCLP remains a very high risk, both in

relation to ensuring the practical alignment of programmes, but also noting the potential political sensitivity of solutions

- Cambridge Waste Water Treatment Plant relocation: that the Secretary of State makes a positive decision regarding the DCO within updated statutory timescales, and a judicial review does not prolong the process beyond confirmation of the Reg 19 Proposed Submission Plan.
- Cambridge 2050 programme: that the new Government's approach to Cambridge does not impede the timely progression of the GCLP.
- East West Rail: that the progression of the rail line and station DCO project, and associated work developing an allocation at Cambourne, is progressed in time to support the draft revised timetable.

32. Even assuming the above external factors support the timely progression of the GCLP as set out above, it is important to note that the revised draft timetable is a challenging one in terms of the practicalities of developing the plan. The draft revised timetable is based upon the following assumptions about internal Council processes:

- Efficient progression through plan stages: that it is not necessary to do substantial further work or changes to the Plan between Reg 18 Draft Plan consultation and Reg 19 Proposed Submission publication. Note that no material changes can be made after Reg 19 without further consultation, which would not achieve the December 2026 submission deadline.
- Governance: that both Councils can agree the Local Plan via their separate governance processes, at all key stages, including agreeing the proposed final version of the plan (Proposed Submission) in June-July 2026 and its subsequent submission for independent Examination by December 2026.
- Evidence base findings support the identification of a deliverable and viable plan in time to support the proposed timetable.
- Team resources: that the Planning Policy and Strategy team is able to focus its full resource on the GCLP at key points in the process, and that resources are available to enable preparation for consultation to take place alongside completion of the plan and Member processes at both Reg 18 and 19 stages.
- Processing Representations: that Proptech and other innovative processes, including AI, enable much faster processing and summarising of consultation responses than has previously been achieved.

### Next steps

33. Given that the NPPF proposals are currently in draft form for consultation, and that the CWWTP DCO decision has yet to be confirmed, it is not possible to confirm the draft revised timetable set out above at this time. As such, officers propose that the Local Plan Timetable - for the GCLP and also the North East Cambridge Area Action Plan (NECAAP) - should be fully updated in spring 2025, once the government has reported its response to the current consultation on NPPF revisions and confirmed the transitional date, and once the Cambridge

Waste Water Treatment Plant (CWWTP) Development Consent Order (DCO) outcome is known.

This page is intentionally left blank



## Draft Greater Cambridge Planning Obligations Supplementary Planning Document

**To:**

Cllr Katie Thornburrow, Executive Councillor for Planning, Building Control and Infrastructure  
Planning and Transport Scrutiny Committee, 4 November 2024

**Report by:**

Stephen Kelly, Joint Director of Planning  
Email: [stephen.kelly@greatercambridgeplanning.org](mailto:stephen.kelly@greatercambridgeplanning.org)

**Wards affected:**

All

Director Approval: Stephen Kelly Joint Director of Planning confirms that the report author has sought the advice of all appropriate colleagues and given due regard to that advice; that the equalities impacts and other implications of the recommended decisions have been assessed and accurately presented in the report; and that they are content for the report to be put to the Executive Councillor for decision.

<b>1.</b>	<b>Recommendations</b>
1.1	<p>It is recommended that the Executive Councillor for Planning, Building Control and Infrastructure:</p> <p>A) Agrees the draft Greater Cambridge Planning Obligations Supplementary Planning Document (SPD) (attached at Appendix 1) and accompanying Equalities Impact Assessment (EqIA) (Appendix 2) be subject to public consultation;</p> <p>B) Agree that the preparation of materials and the running of the consultation be delegated to the Joint Director of Planning;</p> <p>C) Agree that any subsequent material amendments prior to consultation be made by the Executive Councillor for Planning, Building Control and Infrastructure, and that any subsequent minor amendments and editing changes that do not materially affect the content prior to consultation be delegated to the Joint Director of Planning in consultation with the Executive Councillor for Planning, Building Control and Infrastructure.</p>

<b>2.</b>	<b>Purpose and reason for the report</b>
2.1	<p>The purpose of the draft Greater Cambridge Planning Obligations SPD is to provide guidance on how the Councils seek to apply planning obligations, through the Section 106 process, to new development proposals. It will supplement Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy of the Cambridge Local Plan 2018 and Policy TI/8: Infrastructure and New Developments of the South Cambridgeshire Local Plan 2018, alongside other policies within the adopted development plans that seek to secure infrastructure necessary to support the needs generated by proposed developments.</p> <p>Over the last two years Greater Cambridge Shared Planning has undertaken an improvement and transformation programme that aims to reduce the end-to-end process time of applications. Earlier this year the service was successful in applying for funding to take forward a series of new specific target areas for 2024 including to accelerate delivery of S106 agreements. The interventions identified include the creation of this draft planning obligations SPD.</p> <p>This report seeks approval to consult on the draft SPD prior to considering its adoption, reflecting regulations governing the adoption of supplementary planning documents.</p>
<b>3.</b>	<b>Alternative options considered</b>
3.1	<p>The option to not review the existing guidance on planning obligations was considered but preparing a new Supplementary Planning Document was deemed the most effective strategy in improving the planning application process as information in the document will support developers and landowners in negotiating, preparing and completing a S106.</p>
<b>4.</b>	<b>Background and key issues</b>
4.1	<p>The draft Greater Cambridge Planning Obligations Supplementary Planning Document (SPD) sets out the approach, policies and procedures taken by Cambridge City Council and South Cambridgeshire District Council in respect of the use of planning obligations. It will supplement policies in the adopted Local Plans, detailing the planning obligations the Councils will seek through section 106 on a range of topics, and providing clarity on the processes that will be followed, with an overall aim to speed up the planning process.</p> <p>In carrying out the completion of the Draft of the Greater Cambridge Planning Obligations SPD, the councils have set clear intentions for the document to:</p> <p>A) Aid the smooth functioning of the planning application process by making developers and landowners aware of the procedures for securing planning obligations, including the provision of affordable housing;</p>

- B) Clarify the types of planning obligations that may be sought depending on the nature of the development proposal and site circumstances;
- C) Clarify the relationship between planning obligations and planning condition; and
- D) Help to deliver good quality sustainable growth across the Greater Cambridge area that accords with the policies and requirements of the Development Plans.

The draft SPD outlines the policy requirements set out in the Local Plans, and the types of obligations likely to arise as a result of applying these. In the document the process of negotiating, preparing, and completing a S106 agreement is outlined.

The draft SPD is split into chapters that set out specific types of infrastructure or obligations that may need to be secured by applying policies of the adopted Local Plans. The types of infrastructure or mitigation applicable is dependent on the land use proposed (residential, commercial, mixed-used), its scale, location and its impacts (environmental, economic, social) both on the immediate and wider area.

The document includes chapters on: Green Infrastructure, Biodiversity, Community Facilities, Social and Community Support Services, Libraries and Life Long Learning, Transport and Highways, Education, Public Art, Burial Space, Public Open Space, Indoor Sports, including Swimming, Public Realm, Waste and Recycling, Emergency Services, Planning Obligations to support local employment and skills, Planning Obligations to support affordable workspace, Public Rights of Way, Healthcare.

The draft SPD will also be taken to South Cambridgeshire District Council Cabinet on Tuesday 5 November 2024 with the same recommendations. If approved, it is proposed that a consultation is undertaken for eight weeks from 28 November 2024 to 24 January 2025, and that the consultation approach reflects the requirements of national regulations and the Greater Cambridge Statement of Community Involvement. When the consultation is complete consultation responses will be considered, and a report brought back to PTSC for consideration and proposed adoption of the draft SPD.

Upon adoption, it is intended to revoke the Cambridge City Council Planning Obligations Strategy SPD 2010, as it will be superseded by this SPD. Specific elements of the South Cambridgeshire Open Space in New Development SPD will be superseded, in particular in relation to costings, but the document overall will remain a material consideration.

The proposed consultation draft SPD has been subject to Strategic Environmental Assessment and Habitats Regulations Assessment screening, and in both cases the requirement for further reassessment was screened out. It has also been subject to an Equalities Impact Assessment.

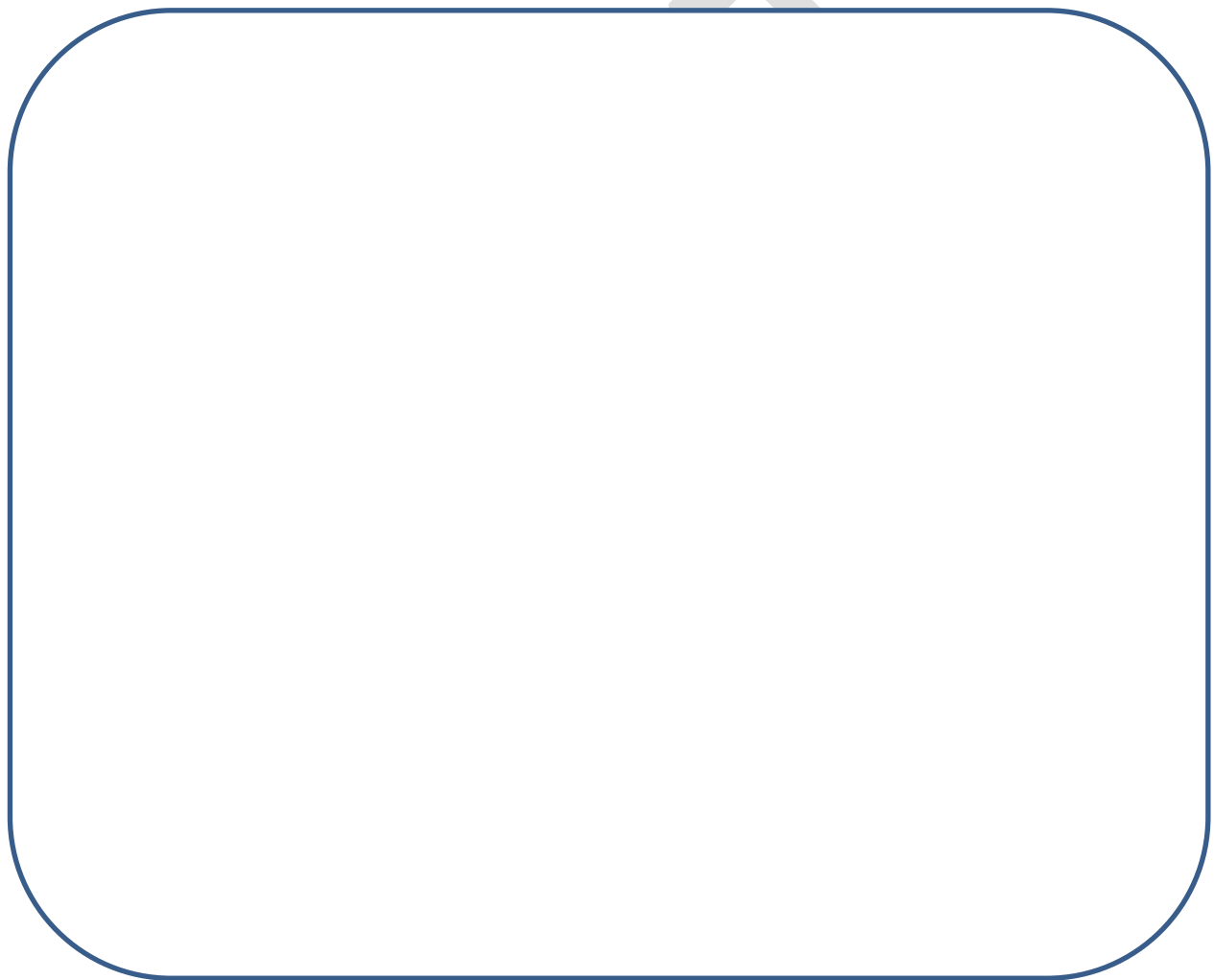
<b>5.</b>	<b>Corporate plan</b>
5.1	<p>The draft Greater Cambridge Planning Obligations SPD aligns with the visions and strategies as set out in the Cambridge City Council Corporate plan 2022-2027: <a href="#">Corporate plan 2022-27: our priorities for Cambridge - Cambridge City Council</a></p> <p>Priority 1: Leading Cambridge’s response to climate change and biodiversity emergencies</p> <p>If adopted, the SPD would support the Council in addressing the impacts of development on a range of issues that have climate related impacts including transport and biodiversity. For example, in relation to biodiversity, the SPD sets out the approach to S106 and requirements of Biodiversity Net Gain (BNG).</p> <p>Priority 2: Tackling Poverty and Inequality and helping people in the greatest need</p> <p>The draft SPD seeks to secure mitigation measures from appropriate developments to address impacts to community services and facilities.</p> <p>Priority 3: Building a new generation of council and affordable homes and reducing homelessness.</p> <p>The draft SPD explains the Councils’ approach to the delivery of affordable housing through Section 106 planning obligations. It is supplementary to and expands upon the Local Plan policies for affordable housing, which are set out in the Cambridge City Local Plan (Policy 45) and the South Cambridgeshire Local Plan (Policy H/10 and H/11). It explains how the policies will be applied and provides additional information on what will be expected when dealing with planning applications for development for which an element of affordable housing should be provided.</p> <p>Priority 4: Modernising the council to lead a greener city that is fair for all</p> <p>If adopted, the SPD would support the council in achieving this priority as the document seeks to ensure that sufficient S106 funding is secured to address the impacts of development to make it acceptable in planning terms.</p>
<b>6.</b>	<b>Consultation, engagement and communication</b>
6.1	<p>During the preparation of the draft SPD a range of consultation had taken place with relevant Council Teams, and other organisations, including the County Council.</p>



	The report seeks to agree the draft SPD for public consultation where comments will be invited and considered as part of the final version of the SPD.
<b>7.</b>	<b>Anticipated outcomes, benefits or impact</b>
7.1	If approved, the Planning Obligation SPD will be a material consideration in the determination of planning applications. The SPD will support the Council's in securing infrastructure necessary to provide for the needs generated by new development. It will also improve the process of negotiating, preparing and completing a S106 agreement.
<b>8.</b>	<b>Implications</b>
8.1	<b>Relevant risks</b>
	In the writing of this report consideration was given to the following implications: A) Financial B) Legal C) Equality and socio-economic implications D) Net Zero Carbon, Climate Change and Environmental Implications E) Procurement Implications F) Community Safety Implications All of the implications listed have been considered below.
	<b>Financial Implications</b>
8.2	The draft SPD seeks to provide guidance on how we address planning obligations, which have financial implications. The guidance that has been provided within the document ensures that this is a robust and effective process. There are no fraud risks identified as a result of this report.
	<b>Legal Implications</b>
8.3	There are no legal implications arising from the report. Officers have sought appropriate legal advice from 3C Legal when preparing the draft SPD.
	<b>Equalities and socio-economic Implications</b>
8.4	There are no specific equalities and socio-economic implications of this review. The draft Planning Obligations SPD has been informed by an Equality Impact Assessment.

	<b>Net Zero Carbon, Climate Change and Environmental implications</b>
8.5	The draft SPD would seek to secure climate change related mitigation measures from new developments, supporting matters like recycling, sustainable transport, food security, and biodiversity. These could be judged as medium positive.
	<b>Procurement Implications</b>
8.6	There are no procurement implications arising from the report.
	<b>Community Safety Implications</b>
8.7	There are no community safety implications arising from the report.
<b>9.</b>	<b>Background documents</b> <ul style="list-style-type: none"> <li>• <a href="#">Cambridge City Council Planning Obligations strategy SPD 2010</a></li> </ul>
9.1	Upon adoption, it is intended to revoke the Cambridge City Council Planning Obligations Strategy SPD 2010, as it will be superseded by this SPD.
<b>10.</b>	<b>Appendices</b>
10.1	Appendix A: Greater Cambridge Planning Obligation Supplementary Planning Document (Draft for Consultation) 2024  Appendix B: Draft Equality Impact Assessment for the Planning Obligation Supplementary Planning Document  Appendix C: Sustainability Appraisal Screening Report  Appendix D: Habitats Regulations Assessment Screening Report
	To inspect the background papers or if you have a query on the report please contact  James Fisher - S106 Officer Telephone: 01954 713217 <a href="mailto:james.fisher@greatercambridgeplanning.org">james.fisher@greatercambridgeplanning.org</a>  Jonathan Dixon - Planning Policy Manager Telephone: 01954 713194 <a href="mailto:jonathan.dixon@greatercambridgeplanning.org">jonathan.dixon@greatercambridgeplanning.org</a>

# Appendix A: Draft Greater Cambridge Planning Obligations Supplementary Planning Document



GREATER CAMBRIDGE  
SHARED PLANNING

DRAFT

Foreword.....	4
Executive Summary .....	5
Chapter 1: Introduction.....	6
Chapter 2: Approach to Planning Obligations.....	15
Chapter 3: How to use this SPD.....	30
Chapter 4: Affordable Housing .....	32
Chapter 5: Green Infrastructure .....	43
Chapter 6: Biodiversity .....	47
Chapter 7: Community Facilities .....	53
Chapter 8: Social and Community Support Services.....	60
Chapter 9: Libraries and Lifelong Learning.....	65
Chapter 10: Transport and Highways.....	67
Chapter 11: Education .....	74
Chapter 12: Public Art.....	78
Chapter 13: Burial Space .....	82
Chapter 14: Public Open Space.....	84
Chapter 15: Indoor Sports, including Swimming.....	98
Chapter 16: Public Realm .....	102
Chapter 17: Waste and Recycling .....	104
Chapter 18: Emergency Services.....	109
Chapter 19: Planning Obligations to support local employment and skills .....	111
Chapter 20: Planning Obligations to support affordable workspace.....	118
Chapter 21: Public Rights of Way .....	122
Chapter 22: Healthcare .....	124
Chapter 23: Other Potential Development Specific Requirements.....	138
Appendix A: Children and Occupancy Yields .....	139
Appendix B: Schedule of Inputs Required for Viability Appraisal .....	141

## Foreword

Placeholder

DRAFT

## Executive Summary

The Greater Cambridge Planning Obligations Supplementary Planning Document (SPD) sets out the approach, policies and procedures taken by Cambridge City Council and South Cambridgeshire District Council in respect of the use of planning obligations. It supplements the policies in the adopted Local Plans, detailing the planning obligations the Councils will seek through Section 106 on a range of topics, and providing clarity on the processes that will be followed, with an overall aim to speed up the planning process.

Planning obligations under Section 106 of the Town and Country Planning Act 1990, commonly known as “Section 106 agreements”, are a mechanism used by the Council to make a development proposal acceptable. They are focused on site specific mitigation of the impact of development by way of direct provision of infrastructure (both on and off site of the development) and through the payment of financial contributions to the local planning authority.

The guidance provided forms an integral part of the development management process, as a material consideration in the determination of planning applications. It will support the Councils in securing infrastructure necessary to provide for the needs generated by new development and will also improve the process of negotiating, preparing, and completing a Section 106 agreement.

To promote consistency, the Councils have worked closely with Cambridgeshire County Council to incorporate infrastructure or service requirements for which the County Council is the delivery authority, including schools, transport and community services such as libraries and social care facilities.

The SPD is split into chapters that set out its purpose, approach to planning obligations and how the document can be used. Chapter four sets out the specific types of infrastructure or obligations that may need to be secured by applying policies of the adopted Local Plans to help to deliver good quality sustainable growth across the Greater Cambridge area.

# Chapter 1: Introduction

## Purpose of this document

- 1.1 The purpose of the Planning Obligations Supplementary Planning Document (SPD) is to provide supplementary planning guidance in support of the Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy of the Cambridge City Local Plan 2018 and Policy TI/8: Infrastructure and New Developments of the South Cambridgeshire Local Plan 2018, alongside other policies within the adopted development plans that seek to secure infrastructure necessary to support the needs generated by proposed developments.
- 1.2 The purpose of this Planning Obligations SPD is to clearly set out the approach, policies, and procedures to be taken by Cambridge City Council and South Cambridgeshire District Council (here after referred to as 'the Councils') in respect of the use of planning obligations.
- 1.3 It has been prepared to:
  - Aid the smooth functioning of the planning application process by making developers, landowners and other stakeholders aware of the procedures for securing planning obligations, including the provision of affordable housing;
  - Clarify the types of planning obligations that may be sought depending on the nature and scale of the development proposal and site circumstances;
  - Enable planning obligations to be considered by applicants from the earliest stages of formulation of development proposals;
  - Allow for more timely and cost-effective decisions on planning applications that involve Section 106 Agreements; and
  - Help to deliver good quality sustainable growth across the Greater Cambridge area that accords with the policies and requirements of the Development Plans.
- 1.4 The obligations listed in this SPD are those that might be expected given the types of development provided for by the Local Plans, including adopted Neighbourhood Plans. However, it should be noted that other types of obligations, not covered within this SPD, may be required to manage or mitigate a specific development's impacts.



## **Status of the document**

- 1.5 This document is being prepared as a Supplementary Planning Document (SPD). Part 5 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (“the Regulations”) sets out the procedure for the production of SPDs. This version of the Planning Obligations SPD constitutes the consultation version required to be carried out under Regulation 12 of Part 5 of the Regulations.
- 1.6 The Planning Obligations SPD is intended to be a material consideration in the determination of planning applications. The SPD does not introduce new planning policy but seeks to give effect to existing development plan policies. The guidance in this SPD is consistent with the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG) and is consistent with the policies in the adopted Development Plan for the area. The SPD does not repeat policies or guidance within the NPPF, NPPG, the Local Plans, Area Action Plans, Waste & Minerals Local Plan, or other SPDs. Therefore, this SPD should be read in conjunction with these documents.
- 1.7 Upon adoption, it is intended to revoke the Cambridge City Council Planning Obligations Strategy SPD 2010, as it will be superseded by this SPD. Specific elements of the South Cambridgeshire Open Space in New Development SPD will be superseded, in particular in relation to costings, but the document overall will remain a material consideration.

## **Consultation on the Planning Obligations SPD**

- 1.8 This is the consultation version of the SPD and the Councils’ welcome comments on the draft document. The consultation runs from Thursday 28 November 2024 to Friday 24 January 2025.

## **Managing the impact of new development**

- 1.9 Across Greater Cambridge, the two adopted Local Plans make provision for an additional 33,500 new homes and 22,100 new jobs between 2011 and 2031. This growth will result in increased pressure on local infrastructure, services, and facilities, creating demands for new provision. The Councils’ and developers have a responsibility, through the planning process, to manage the

impact of this growth and ensure that any harm caused by development is mitigated and that necessary infrastructure is provided in a timely manner.

1.10 The infrastructure required to support Greater Cambridge's planned growth has been identified in the respective Infrastructure Delivery Plans (IDPs) prepared in support of the Local Plans. The Councils expect new development to contribute to site related and wider infrastructure needs through a combination of the following mechanisms:

- Planning conditions
- Planning obligations
- Section 278 Agreements
- A future Community Infrastructure Levy or similar.

#### Planning conditions

1.11 Planning conditions are requirements made by the local planning authority, in the grant of planning permission, to ensure that certain actions related to the development proposal are carried out. Planning conditions are likely to cover, amongst other things, the submission of reserve matters; controls over the materials to be used; controls over the occupation of new buildings or further stages of development until certain other actions are completed; the requirement to undertake further investigations as work proceeds (for example, archaeological recording); construction in accordance with the submitted method statement; and the requirement to implement works in accordance with the submitted plans such as landscaping, tree planting, drainage works etc; and requirements for the certification of works following completion.

1.12 Where there is a choice between imposing planning conditions and entering into a planning obligation to manage the impacts of a new development, the use of planning conditions is always preferable.

#### Planning obligations

1.13 Development standards, such as those prescribed in local planning policies, and site-specific works, are an integral part of the acceptability of a development proposal in planning terms and are normally required to be implemented as part of the delivery of a development scheme. Where a development proposal does not meet the standards required of local planning

policy, it may be possible to make development proposals acceptable in planning terms through the use of planning obligations.

- 1.14 Planning obligations are used to secure measures which are essential for the development to proceed and measures which are required to mitigate the impact of the development. Planning obligations do this through:
- Prescribing the nature of a development (for example, by requiring a proportion of affordable housing);
  - Securing a contribution from a developer to compensate or re-provide for loss or damage created by a development (for example, the creation of habitats); and
  - Mitigating a development's impact on the locality (for example, through the securing of environmental improvements and the provision of both on and off-site infrastructure and facilities to serve the development).
- 1.15 The outcome of the use of planning obligations should be that the proposed development is brought into compliance with the Local Plan policies and that any development specific works are undertaken satisfactorily. Used properly, planning obligations can significantly increase the quality of development.
- 1.16 While planning obligations can secure benefits capable of mitigating the adverse impacts of a development, they cannot however, be used to make a bad application good where, for example, a scheme does not comply with the spatial strategy and land use principles of the Local Plan.

#### S278 Agreements

- 1.17 These are agreements, made with the Local Highways Authority under the Highways Act 1980 (as amended), to authorise works on the public adopted highway network that have been identified and determined as necessary for planning permission to be granted. This SPD does not specify the circumstances in which a s278 agreement will be required. Requirements for s278 agreements will be negotiated separately, including any associated fees.

#### A future Community Infrastructure Levy (CIL) or similar

- 1.18 CIL is a levy (expressed as pounds per square metre) that is charged on the net additional floorspace created by certain types of new development. The purpose of the levy is to help pay for strategic local infrastructure such as

schools, transport, libraries, parks, leisure facilities and other strategic infrastructure that is needed to manage the cumulative impacts of new development and to create sustainable communities.

- 1.19 The Councils are continuing to review whether a CIL should be introduced to support implementation and delivery of the Greater Cambridge Local Plan that is currently being developed. In the interim, s106 planning obligations will continue to be the primary mechanism used to secure community benefits.

## **Legislative and planning policy context**

### **Legislative**

- 1.20 The legislative framework for planning obligations is set out in Section 106 of the Town & Country Planning Act 1990, as amended by Section 12 of the 1991 Planning and Compensation Act, and the Localism Act 2011.
- 1.21 In accordance with the Town & Country Planning Act, planning obligations:
- May be either positive, i.e. requiring a person to carry out a specified action, or negative, i.e. restricting a person from developing or using the land in a specified way;
  - May be entered into either by agreement with the Local Planning Authority or by an undertaking by the developer to which the Local Planning Authority is not a party (e.g. unilateral undertaking);
  - Must be entered into by means of a Deed;
  - Must be registered as a local land charge (for the purposes of the Local Land Charges Act 1975);
  - Run with the land and may be enforced against the person entering into it and against any successors in title; and
  - Can be enforced by means of a contractual claim in the civil courts or injunction.
- 1.22 Further detail on these aspects of planning obligations is provided in Chapter 2 of the SPD.
- 1.23 Further statutory provisions are set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 (“the CIL Regulations”), as amended.

- 1.24 The CIL Regulations place into law for the first time, the Government's policy tests on the use of planning obligations. As of 6 April 2010, it became unlawful for a planning obligation to be taken into account when determining a planning application for a development, or any part of a development, if the obligation does not meet all of the following tests:
- a. necessary to make the development acceptable in planning terms;
  - b. directly related to the development; and
  - c. fairly and reasonably related in scale and kind to the development.

### **National policy**

- 1.25 At the national level the National Planning Policy Framework (2024) (NPPF) sets out the Government's economic, environmental and social planning policies for England. Paragraphs 56 to 58 of the NPPF, deal with the use of planning conditions and planning obligations. These reiterate the use of planning obligations to make unacceptable development acceptable in planning terms; the tests for use of obligations set out in the CIL Regulations; uphold the long-standing principal that planning conditions are preferable to planning obligations; and how any implications for development viability may be addressed.
- 1.26 The National Planning Practice Guidance (NPPG) provides further advice on the nature of planning obligations especially at paragraphs 001 Reference ID: 23b-001-20190315 to 006 Reference ID: 23b-006-20190901. In particular, paragraph 004 (23b-004-201901) states that policies on planning obligations should be informed by evidence and that it is not appropriate to set out formulaic approaches to planning obligations in supplementary planning documents. This SPD follows this guidance. Each application is to be assessed on its merits and only those obligations necessary to make the development acceptable in planning terms will be requested. While formulae are used for certain types of infrastructure, this is intended to provide an indication of the level and/or cost of an obligation to inform negotiations specific to a development proposal.

### **Local policy**

- 1.27 The Local Plans for the Cambridge City and South Cambridgeshire District were both adopted in 2018. With respect to the Cambridge City Local Plan, Policy 1 defines sustainable development in a Cambridge City context.

Alongside housing and employment needs, it identifies a number of specific land use requirements needed across the City to support its growth, including additional education spaces, a district heat network, and the provision of a high-quality sustainable transport network. Policy 1 also highlights Cambridge's outstanding historic environment that must be protected and enhanced for growth within the City to be considered sustainable. The latter extends to the City's townscape and the landscape setting of the city edge.

- 1.28 Subsequent policies in the Plan go on to provide more detail on how new development proposals are to give effect to the requirements of Policy 1, including the delivery of sustainable transport infrastructure (Policy 5); the protection and enhancement of the River Cam environs (Policy 7); the setting of the City (Policy 8); carbon and water efficiency (Policy 28); water management (Policy 31); the provision affordable housing (Policy 45); responding to local context (Policy 55); creating successful places (Policy 56); conservation of the historic environment (Policy 61); and protecting open space (Policy 67) and biodiversity (Policy 69). Policies 10 – 27 set out existing and proposed development opportunities and identify the site-specific requirements to be delivered as part of any proposals coming forward.
- 1.29 Policy 85 specifically addresses infrastructure delivery and planning obligations. It states that planning permission will only be granted where it can be demonstrated there is, or will be, sufficient infrastructure capacity to support and meet all the requirements arising from the new development. If existing infrastructure will be placed under strain due to the impact of new development, improvements to existing infrastructure or compensatory provision should be made so that an appropriate level of infrastructure is maintained.
- 1.30 Policy 85 also includes an indicative list of planning obligations that may be sought in the course of applying the other policies of the Local Plan to new development. This includes transport infrastructure; public transport; drainage and flood protection; waste recycling facilities; education; healthcare; leisure and recreation facilities; community and social facilities; cultural facilities, including public art; emergency services; green infrastructure; open space; and affordable housing. It clarifies that this list is not exhaustive and contributions towards ongoing maintenance may also be required where deemed appropriate.



- 1.31 With respect to the South Cambridgeshire Local Plan, Policy S/2 establishes the strategic planning objectives for the District, many of which are likely to be relevant to the securing of planning obligations. These include part b. protecting local character, built and natural heritage; part c. housing choice; part d. responding to climate change; part e. access to a range of services and facilities; and part f. maximising sustainable travel.
- 1.32 Policies SS/1 - SS/8 allocate land for development and contain specific development requirements that concern the protection/retention of existing features, the mitigation of impacts, and the provision of new infrastructure. Other policies throughout the plan set out the standards and requirements new development are to meet through the layout, design, and use of land and buildings, including the provision of affordable housing, environmental quality, and the delivery of sustainable transport and infrastructure.
- 1.33 Policy TI/8 states that planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. It establishes that the nature, scale and phasing of any planning obligations sought will be related to the form of the development and its potential impact upon the surrounding area, and that the obligations may include a contribution towards the future maintenance and upkeep of facilities.
- 1.34 The supporting text to Policy TI/8 sets out an indicative list of infrastructure types to which new schemes may be required to deliver as part of the development or contribute towards, including affordable housing, including for key workers; education (including nursery and pre-school care); health care; public open space, sport and recreation facilities (including strategic open space); improvements (including infrastructure) for pedestrians, cyclists, equestrians, highways and public and community transport; other community facilities (e.g. community centres, youth facilities, library services social care, and the provision of emergency services); landscaping and biodiversity; drainage / flood prevention; waste management (pursuant to the Cambridgeshire & Peterborough Minerals and Waste Development Plan); arts and cultural provision; community development workers and youth workers; other utilities and telecommunications; and the preservation or enhancement of the historic landscape or townscape. As well as capital costs, depending on the nature of the services and facilities, contributions may also be required to meet maintenance and/or operating costs either as pump priming or in perpetuity, provided through an obligation.

- 1.35 Both Plans were supported by a detailed evidence base. This included an Infrastructure Delivery Study (updated in 2015), which explored infrastructure needs and costs, when and where infrastructure will need to be provided, the scale of funding needed to achieve this, and potential sources of funding. A new study is being prepared to inform the emerging Greater Cambridge Local Plan.
- 1.36 Paragraph 10.47 of Policy TI/8 states that there are some forms of development where contributions will not be sought as set out in national planning practice guidance. It suggests this might apply to custom and self-build housing schemes as well as starter homes. However, since publication of the South Cambridgeshire Local Plan, no such exemptions have been expressed in national planning practice guidance with respect to the seeking of appropriate s106 obligations. As such, no developments are exempt from securing obligations as required to make a development acceptable in planning terms other than where expressly stated in the Local Plan policies or national policy.



## Chapter 2: Approach to Planning Obligations

### Introduction

- 2.1 Planning obligations will typically be secured through a s106 Agreement, made under Section 106 of the Town and Country Planning Act 1990 (as amended). Where planning obligations are required, planning permission will not be granted until such time as the s106 Agreement has been prepared and completed by all relevant parties.
- 2.2 This section of the SPD sets out the process of negotiating, preparing, and completing a s106 Agreement in association with the handling of planning applications in an efficient and timely manner.
- 2.3 It details the actions required to be undertaken by the applicant and the Councils, as Local Planning Authority, at the pre-application and application stages of the planning application process. It also outlines the procedure for agreeing any planning obligations, and identifies the steps required to be taken before a planning application is formally submitted and during the consideration of a planning application. The main objectives are to ensure that, as far as possible:
- All appropriate information is provided by the applicant and is available from the date of submission of the application (this information should enable the Local Planning Authority and consultees to respond properly to applications); and
  - Where approval is recommended, the planning obligation (be it a unilateral undertaking or s106 Agreement) is signed, or in the case of major applications, the detailed proposed heads of terms have been agreed, prior to the application being considered by the Planning Committee (Cambridge City Council Planning Committee, South Cambridgeshire District Council Planning Committee and the Joint Development Control Committee) or the Joint Director of Planning for delegated decisions; such that
  - The time taken to complete and issue the agreement (assuming approval is granted) is kept to a minimum.
- 2.4 The main stages of the procedure are:
- Stage 1: Pre-application;

- Stage 2: Submission of the planning application (including accompanying proposed Heads of Terms, draft Legal Agreement or draft Unilateral Undertaking); and
- Stage 3: Appraisal, validation and agreement of a related planning obligation.

### **Pre-application stage**

#### What types of obligations might be sought?

- 2.5 In accordance with the Town and Country Planning Act, the Councils will consider each application on its merits against relevant policy and other material considerations and will negotiate and secure planning obligations on a site-by-site and application-by-application basis.
- 2.6 While the Councils expect most impacts of development to be mitigated through good design and layout (in accordance with Policies 57 & 59 of the Cambridge City Local Plan and HQ/1 of the South Cambridgeshire Local Plan), some development specific impacts are likely to require physical works or other forms of improvement to mitigate them.
- 2.7 The possible obligations, set out in this document, are not exhaustive. The SPD focuses on the policy requirements set out in the Local Plans, and the types of obligations likely to arise from applying these. However, the nature of site-specific impacts means they may vary widely depending on the site, its local context, and the nature of the development proposed. It is therefore not possible to list every type of development that might be subject to a planning obligation or to ascribe a set of circumstances under which certain types of obligations will be sought as a norm. The Councils may therefore wish to negotiate other obligations, not included in this SPD, where they are relevant and necessary to a particular development.
- 2.8 Nevertheless, the purpose in setting out possible obligations is to assist applicants in preparing their planning applications, and to facilitate pre-application discussions around policy requirements, including affordable housing, development impacts, and appropriate mitigation. It is hoped that this ensures negotiations on planning obligations are conducted in a way that is seen to be fair, open and reasonable.
- 2.9 This SPD not only covers financial contributions but also benefits in kind negotiated as part of planning applications. In many cases provision in kind is

preferable and suitable, especially where this secures the timely delivery of the required infrastructure and/or reduces overall construction and management costs.

- 2.10 Where development sites are proposed to be developed in phases, the Councils will consider the site in its totality and, as far as possible, seek to match the provision of required infrastructure to the pace of the development through the use of appropriate triggers.

#### Pre-application discussions

- 2.11 In preparing a planning application, applicants should fully consider the impacts of the proposed development and any planning conditions or obligations that might be required to mitigate those impacts. To assist this process, applicants should have regard to the relevant policies of the development plan, neighbourhood plans (if relevant), and any other material considerations, including supplementary guidance as appropriate.
- 2.12 Where obligations are likely to be required, applicants are encouraged to engage in pre-application discussions with the Local Planning Authority prior to the formal submission of a planning application ([Pre-Application Advice Service](#)). This is particularly important for schemes that trigger an affordable housing requirement in relation to the amount, type and mix of affordable housing to be provided, as agreement at the pre-application stage avoids delays and costs to the applicant at the subsequent submission stage. The pre-application process offers the opportunity for the applicant and Council officers to discuss, without prejudice, the types of obligations to be entered into, and whether these can or should be provided 'in-kind' either on or off site, or whether a financial contribution towards provision is appropriate.
- 2.13 For strategic scale and complex developments the Local Planning Authority encourages [a collaborative Planning Performance Agreement \(PPA\) process](#). Through the PPA, infrastructure requirements and potential obligations are identified and discussed with the applicant team through an iterative process of assessment from a scheme's earliest stages through to submission of the planning application. This is especially advised for phased development proposals and applicants seeking to advance hybrid planning applications.

## **Submission stage**

### Submission of the planning application

- 2.14 Where it is identified that a planning obligation will be required, the applicant should submit with the planning application a draft unilateral undertaking or a draft s106 Agreement using only the Local Planning Authority's standard template which can be obtained from Legal Services (in the case of straightforward agreements containing financial contributions, the provision of affordable housing and open space). In the case of strategic development proposals, a detailed proposal setting out draft 'Heads of Terms' (HoT's) should be submitted. Applicants are strongly encouraged to provide financial undertakings (on validation of an application) to cover the cost of the Councils' legal services in reviewing the draft s106 Agreement or HoT's, which should be commenced alongside and at an early stage in the consideration of an application.
- 2.15 In respect of each obligation, the applicant should ensure the draft s106 Agreement or proposed HoT's quantifies the nature and scale of the obligation, taking account of the requirements of the relevant Development Plan policies and this SPD, and specify how provision is to be made.
- 2.16 In accordance with national planning policy, there is a presumption that infrastructure to be provided through planning obligations should be provided 'in-kind' and 'on-site'. Where an obligation is to be provided other than 'in-kind' and on site, the draft s106 Agreement or proposed HoT's should explain the reason why this is and should specify whether provision is to be made on an alternative site or by means of a payment in-lieu. Where an obligation is to be provided off-site or by means of a payment in-lieu, the applicant should identify the level of contribution applicable to their proposed development.
- 2.17 If the applicant considers that, in respect of a particular obligation, no provision should be made, the applicant will need to provide sufficient information with their planning application to support their position.

### Title information

- 2.18 Planning obligations are legally enforceable against the owner(s) (including their successors in title) of the land to which they relate. Only those persons having a legal interest in the land can enter into obligations even if a prospective purchaser/developer of the land has applied for the planning

permission (although it is possible for prospective purchasers to be party to the obligations where they have exchanged contracts to purchase).

- 2.19 Because planning obligations run with the land, all owners, lessees and mortgagees must be signatories. The planning obligations are registered on the Local Land Charges Register, which forms part of the publicly available statutory planning register. Therefore, in addition to the draft s106 Agreement or Heads of Terms, applicants should submit with their planning application all necessary title and deed information as appropriate.

### **Matters to be taken into account in the drafting of a s106 Agreement**

#### Financial contributions

- 2.20 The s106 Agreement will set out how the contribution is to be used and may include cascades to ensure that the investment in infrastructure is assured if any infrastructure provider withdraws consent for the identified project, or where more suitable alternative option for meeting the need from a development is identified post completion of the Agreement.
- 2.21 Financial contributions within s106 Agreements will be payable at specific stages in the development process, usually on commencement or on first occupation of the development. However, there may also be cases, typically for large-scale development, where contributions can be phased, in order to match the proportional impact of each phase of the development.
- 2.22 Trigger dates for the payment of financial contributions will be included in the s106 Agreement. Typically, the Councils will expect a repayment period to be no less than 10 years and substantially longer for strategic phased schemes. Repayment terms may also depend on the infrastructure to be secured which may require contributions to be pooled with other s106 contributions or alternative funding streams secured to deliver the infrastructure or improvements required.

#### Maintenance payments

- 2.23 Where contributions are secured through planning obligations towards the provision of facilities, it may be appropriate for the applicant to make provision for the physical upkeep of those facilities. Such payments may be required for the lifetime of the development, although generally a period of 15 years is standard.

- 2.24 For all maintenance payments, the Councils and the developer will need to negotiate the type of payments to be made.

#### Index linking

- 2.25 Financial contributions relating physical infrastructure, including maintenance sums, will be index linked to the Building Cost Information Service's General Building Cost index to maintain the value of the contribution to implement the necessary actions required by the agreement. Other indices where a contribution relates to a service could include the Retail Price Index or Consumer Prices Index as appropriate.
- 2.26 Contributions will be indexed linked from the date that the s106 Agreement was entered into until the time of payment unless the s106 Agreement specifically advises otherwise. In some cases, it may be appropriate for contributions to be linked to an alternative time, such as the date of committee resolution or the consultation date identifying the contribution amount. Indexation provisions will require that no sum in the s106 Agreement shall be reduced as a result of indexation.

#### Land costs

- 2.27 In cases where land is required to accommodate the infrastructure required, the cost of land will be a legitimate consideration for inclusion in the cost of the infrastructure.
- 2.28 Regarding the types of infrastructure that should include land value within an obligation, the general rule of thumb is that for infrastructure typically or required to be delivered on-site to mitigate or meet the needs of the development, the land cost should be treated as a developer cost and be excluded. However, if provision is otherwise i.e. off-site or a contribution towards off-site provision, then the land value cost should be included.
- 2.29 In the circumstance where a new facility is required to meet unmet needs beyond that generated by a development itself, the developer should be entitled to offset the cost of the additional provision, including a pro rata land cost should the additional provision require an increased land area.



### Transfer of land / facilities

- 2.30 Occasionally obligations will require land or facilities to be transferred to the relevant Council or another public body, usually in respect of public realm, highways, community or sports facilities and open space obligations. In such cases the s106 Agreement will contain a requirement to pay the Council's or public body's legal costs in respect of the land transfer and provisions relating to the condition of the land to be transferred.

### Legal costs

- 2.31 The legal costs of a s106 Agreement are an impact of a development, one which the Councils would not have to bear if the development were not to take place.
- 2.32 For legal costs associated with the preparation of the s106 Agreement, any deeds of variation, or review of any unilateral undertaking, the applicant will be asked to cover the Council's legal costs. The Developer's legal adviser will be expected to provide the Council's Legal Services with an undertaking to pay the Council's reasonable legal fees within 48 hours of any such request and in any event before Legal Services commences any work related to the matter. In the limited cases where a Developer is not legally represented and as such cannot provide a solicitor's undertaking, the Developer will be expected to make a payment on account of costs prior to any work being undertaken by Legal Services.
- 2.33 The Council's Legal Service will be able to advise applicants on the legal fees. In the event that the actual fees incurred amount to less than the sum paid on account, the difference will be repaid. The Council's legal fees are payable whether or not the matter proceeds to completion i.e. in the event that the agreement/undertaking is drafted but not completed for whatever reason such as where planning permission is refused or where the developer decides not to proceed with the development proposal. Early provision of an undertaking to pay the Council's legal fees is strongly encouraged.
- 2.34 In all cases applicants are expected to provide timely comments on draft s106 Agreements, to ensure interested parties are sighted on the need for timely feedback on a travelling draft Agreement and expedite the signing of these once the draft Agreement is settled.

## Monitoring and administration costs

- 2.35 Monitoring of obligations will be undertaken by the Councils to ensure all obligations entered into are complied with on the part of both the developer and the Council.
- 2.36 In addition to Council's legal costs, developers entering into s106 Agreements or Unilateral Undertakings will be required to pay a monitoring fee to cover the costs incurred by the relevant Council in the monitoring of the obligations or associated bespoke conditions and reporting on s106 agreements as required by government guidance. The charging of a monitoring fee is provided for under Section 11 of the Local Government Act 1972, Section 1 of the Localism Act 2011, and is reflected in the Community Infrastructure Levy Regulations 2010 (as amended).
- 2.37 The fee will cover officer resource and time in maintaining a dedicated database, logging agreements, checking triggers, determining indexed amounts, issuing of demand notices, arranging receipt of contributions, alerting and checking that they are used by service areas, making sure that records are kept of discharge of clauses, responding to solicitor enquiries and publishing annual Infrastructure Funding Statements etc.
- 2.38 For monitoring and administrative costs, the Councils will include within a s106 Agreement an amount to cover these costs. For developments in South Cambridgeshire a proportion of this contribution will be transferred to the Parish Council to cover additional costs associated with administering s106 contributions (including but not limited to additional Clerk expenses and financial audits which would not have been incurred were it not for the development). The current fee schedule is provided below:
- A base fee of £1,000 with additional fees set out below based on the content of the deed:
    - a. An additional fee of £1,500 where the deed contains financial contributions
    - b. An additional fee of £1,500 where the deed contains covenants relating to public open space
    - c. An additional fee of £500 where the deed contains covenants relating to affordable housing



- d. An additional fee of £500 is required for each covenant which the Council is required to approve that does not relate to public open space or affordable housing (i.e. approval of a "Custom Build Strategy")
- A minimum fee of £250 per each deed of variation or supplemental agreement depending on the terms of any variation or supplemental agreement

2.39 The monitoring fee associated with strategic and complex developments will continue to be negotiated on a case-by-case basis and may derive high values, for example, when developing a highly contaminated site requiring specialist independent verification of data related to mitigation. All monitoring fees will be subject to indexation and will be increased annually on 1 April. The base fee of £1,000 is payable within 30 days of completion of the s106 Agreement with the balance due upon commencement of development.

#### Late payments and enforcement

- 2.40 In the event of any delay in making any payment required under a s106 Agreement, interest shall be charged on the amount payable at the rate of five per cent per annum above the annual Bank of England base lending rate, from the date that the relevant payment falls due to the date of actual payment. Indexation will continue to run until payment is made. In the rare event of scheduled payments being agreed the sum charged will include interest at the rate normally charged by the Councils in addition to any indexing due.
- 2.41 The Local Planning Authority will work with developers to find solutions in cases where they demonstrate real difficulty in making payments at the trigger set out in the s106 Agreement. This could be through agreeing payment of obligations at a later stage of the development process, or through provision by the developer of works rather than finance. However, where it is imperative that the relevant measure is in place prior to a development being occupied, the obligations to fund it will always become payable on commencement of the development and no variation will be possible.
- 2.42 Planning obligations are enforceable against the signatories to the s106 Agreement and anyone who subsequently acquires an interest in the land. The Councils will enforce obligations through the relevant legal channels once other reasonable approaches to address non-compliance with obligations have been taken. In such cases, the Councils will seek to retrieve its legal

costs in taking action from the party that is in breach of its obligations as well as any additional indexation or interest on the sum that is due.

### **Appraisal, validation and agreement of a related planning obligation**

- 2.43 In assessing the merits of the planning application and associated material considerations, regard will be had to requirements of the SPD as they relate to the proposed development, any comments received as part of the planning application process, and to the detail provided in the draft unilateral undertaking, draft s106 Agreement, or proposed Heads of Terms. All of these matters will form part of the assessment of the application proposals by the planning case officer and the planning obligations to be sought.
- 2.44 It is the responsibility of planning officers to consider whether it is appropriate, in policy and legal (Regulation 122 of the CIL Regulations) terms, to seek or accept planning obligations in respect of an individual application. The case officer will provide a summary of their assessment, in the form of a CIL compliance table, within their delegated report or report to Planning Committee. Where appropriate, the planning case officer will obtain, from Legal Services, legal advice as to the scope of permissible planning obligations and the content and form of the proposed agreement/undertaking.

### **Statutory consultation**

- 2.45 Planning applications, Design and Access Statements, Environmental Statements, alongside other submitted documents, will be the subject of public and statutory consultation in accordance with the [Greater Cambridge Statement of Community Involvement](#).
- 2.46 Consultation will be undertaken by the Local Planning Authority as soon as possible after applications have been validated and registered. As necessary, other relevant departments of the Councils will also be consulted on the detail of the planning application including the proposed planning obligations offered or to be sought in the draft unilateral undertaking, draft s106 Agreement or draft Head of Terms.
- 2.47 Where applicable, comments received from consultees will be discussed with the applicant where changes to likely obligations may be sought prior to the planning application being formally determined.

## Viability considerations

- 2.48 Planning obligations are a necessary cost of development and it will be expected that the likely cost of obligations, including requirements for affordable housing provision, will be factored into the development cost from an early stage. Furthermore, both Local Plans have been informed by evidence of infrastructure and affordable housing need and supported by a proportionate assessment of viability that took into account all relevant policies, and local and national standards including the cost implications of planning obligations. Therefore, if a developer is seeking to raise viability concerns regarding the obligations due, the onus will be on the developer to provide robust information regarding the viability of an individual scheme.
- 2.49 Where an applicant reasonably believes their development proposal cannot fully provide the applicable obligations required by the Local Plan due to exceptional site circumstances, the Council will consider whether the particular circumstances justify a tailored approach to the delivery of a scheme. In order to determine such applications, the applicant is required to submit an open book financial viability assessment to the Local Planning Authority for consideration by its Property and Valuation Service, Housing Strategy Team or an independent assessor, noting that a fee will be charged to fully cover the Council's costs of reviewing the financial viability assessment.
- 2.50 The development appraisal should follow a recognised UK professional standard, such as the latest edition of the [RICS Red Book Valuation](#), and will be required to justify the applicant's position. The requirements for open book appraisals are provided below. It is important that the information provided for use in a financial viability assessment is accurate and assumptions will need to be clearly shown in any assessment used, so the Local Planning Authority can understand how the assumptions are made.

### Requirements for open book appraisals

- Identify and justify (with comparable evidence where appropriate) all development value and cost variables specify any 'exceptional' cost items with supporting evidence in writing from a reputable cost consultant;
- Adhere to the standard conventions in terms of appraisal calculations not least regarding developer's profit;

- Specify all assumptions made concerning the provision of affordable housing and planning obligations;
  - Provide Red Book, or other appropriate valuations (bank draft) to support Existing Use Values, where they are affected;
  - Identify in cash flow terms the effect of deferred contributions;
  - Demonstrate that the development proposal in financial terms is the only feasible option when compared to other possibilities including any role played by public sectors providers of 'gap' funding; and
  - Satisfy where necessary any Independent Assessor's evaluation.
- 2.51 A detailed list of requirements and expected sources is set out at Appendix B.
- 2.52 In cases where a dispute relates to the viability of a proposal, and in any case where the Local Planning Authority considers it appropriate, an independent financial assessor may be required. The assessor will be appointed by the Local Planning Authority and the reasonable costs of the assessment will be met by the applicant. The independent financial assessor's report will be provided to the Local Planning Authority and the applicant.
- 2.53 Where the Local Planning Authority is satisfied that the proposed development cannot, for financial viability reasons, fully provide the obligations due, priority will be given to those obligations necessary to manage the most significant impacts of the proposed development and to the priorities provided in policy or as determined by the Local Planning Authority, taking account of the specifics of the site.
- 2.54 Issues regarding viability must be resolved, to the satisfaction of the Local Planning Authority, before any meaningful negotiations between the applicant and Local Planning Authority can commence.
- 2.55 To take account of changes in economic conditions, and in respect of development schemes where a much lower level of obligation than required by Local Plan policies or this SPD was agreed at the date of the planning permission, the Councils may require the inclusion of a viability review mechanism within the s106 Agreement to assess whether a higher level of obligation can be achieved at a later point. The review mechanism will reflect current best practice with the threshold, methodology, and the timing of any scheme re-appraisal to be determined on a case-by-case basis having regard to the level of shortfall in the obligation(s) due, the complexity of the

development, the underlying causes of viability, and whether the development is phased.

- 2.56 Review mechanism provisions will include appropriate dispute resolution clauses allowing parties to refer the matter to RICS or the Law Society to appoint an arbitrator or independent expert for valuation in the case of disagreement. Any additional provisions will be capped at policy required levels and in all instances the review mechanism cannot be used to reduce further the policy requirements of the development.

### **Negotiation and agreeing the obligations**

- 2.57 Once a planning application is submitted, Council officers will review the planning obligations proposed by the applicant alongside comments received from consultation and will confirm whether the obligations are acceptable or not.
- 2.58 In those circumstances where the Local Planning Authority is not satisfied with the proposed obligations or the form of the draft s106 Agreement or proposed Heads of Terms, it will advise the applicant of this, will set out what the Local Planning Authority considers would be acceptable obligations to be sought, and will provide an indicative timeframe for continued negotiations.
- 2.59 The Local Planning Authority is unlikely to present applications for approval unless the applicant agrees in principle to the draft s106 Agreement or to the detailed proposed Heads of Terms to be reflected in a planning obligation, both of which will normally include triggers for the discharging of each respective obligation.
- 2.60 For planning applications, where the Local Planning Authority considers the draft s106 Agreement or proposed Heads of Terms to be acceptable, the Local Planning Authority will agree with the applicant that this be reported, along with the planning application and any other material considerations, to the Planning Committee for determination.
- 2.61 Should the undertaking, s106 Agreement or Heads of Terms not be completed or agreed in principle within agreed timescales, Council officers will consider refusing the application based on a failure to secure appropriate mitigation.

### **Post decision process**

- 2.62 Where planning obligations are to be secured by means of a signed unilateral undertaking that has been agreed with the Council's legal team prior to the planning application being determined, if the application is approved (subject to the completion of the planning obligation) without further modification, the decision notice will be issued and, after payments of relevant costs where applicable, the undertaking will be placed on the local land charges register.
- 2.63 Where the draft s106 Agreement has been agreed in principle, prior to the application being determined, if the application is approved either by way of delegated powers or Committee decision, the s106 Agreement will then be formally completed and sealed prior to the decision notice being issued and the s106 Agreement being placed on the local land charges register.
- 2.64 The Local Planning Authority will work with applicants to finalise s106 agreements in a timely manner and will impose a long-stop deadline of 12 weeks, unless the parties both agree to a short extension.

### **Varying planning obligations**

- 2.65 The principles for modifying planning obligations are set out in Section 106A of the Town and Country Planning Act 1990 (as amended). Applicants are encouraged to seek pre-application advice prior to making a formal s106A application to vary previously agreed planning obligations. Where the request forms part of a fresh planning application (either as a s73 or standalone application), the application and supporting documents should be submitted via the Planning Portal. Requests to vary previously agreed planning obligations outside the application process should be made in writing to the Joint Director of Planning and the applicable fee paid following guidance on Greater Cambridge Shared Planning Service website.
- 2.66 Where a s106A application is made to vary a planning obligation in an existing agreement or undertaking, the costs associated with varying the obligation, including negotiation, preparation and drafting of such variation, legal fees, and costs associated with independent assessment of viability (where relevant) must be met by the applicant.
- 2.67 Variations to an existing s106 Agreement may only be done by way of a Deed (except in relation to the modification or discharge of affordable housing requirements). In determining such applications, the Local Planning Authority



will have regard to whether the obligation “no longer serve a useful purpose” or whether it “continues to serve a useful purpose...equally well” as modified. These principles will be the underlying considerations.

- 2.68 A person against whom an affordable housing requirement is enforceable may apply to the Council for its variation or modification pursuant to s106A.
- 2.69 Prior to submitting a s106A application to vary a planning obligation, applicants are encouraged to talk with the Local Planning Authority about the options available. Often the solution lies with varying the planning application itself, such as altering the mix of uses or the housing mix, to better address market needs and to improve the viability of the granted scheme. Other options included varying the payment schedule or the timing for delivery of obligations, to assist in improving cash flow.
- 2.70 Where the council is satisfied that an otherwise desirable development cannot be fully policy compliant and remain viable, a reduced package of planning obligations may be recommended.
- 2.71 Where viability has been raised by the applicant as a reason for the variation or discharge of an obligation, and the Local Planning Authority considers that a viability assessment (see ‘Viability Considerations’ above) is required to enable the Council to assess the viability of the development. The applicant will be required to provide any necessary cost and income figures to the Local Planning Authority and pay the Council’s reasonable costs in appointing consultants to undertake the assessment.

## Reporting

- 2.72 The Councils recognises that it is important that developers entering into planning obligations know where, when and how their money will be spent. The Councils maintain [Records](#) of financial and non-financial planning obligations including details of the developments site, relevant dates for the receipt of funds, the purpose of the obligation and the level of funding.
- 2.73 The value of contributions received and spent is reported and published annually in an Infrastructure Funding Statement that can be found via the respective Council websites for [Cambridge City](#) and [South Cambridgeshire](#).

## Chapter 3: How to use this SPD

3.1 Each of the following chapters deals with a specific type of infrastructure or obligation that may need to be secured applying the policies of the Development Plan. The types of infrastructure or mitigation applicable will depend on the land use proposed (residential, commercial, mixed-use etc), its scale, location, and its impacts (environmental, economic, social) both on the immediate and wider area.

3.2 Each chapter is broadly structured the same way:

Introduction – briefly summarises what the infrastructure / mitigation need is and its role/importance in relation to new development and growth.

Policy context – provides a summary of the key Local Plan policies relevant to the infrastructure topic, including any material considerations. As a summary of the policy context, not every potentially relevant policy may be listed and, therefore, applicants should still refer to the Development Plan when determining applicable policies specific to their proposal. In particular, it should be noted that Area Action Plans may have area specific policies. Neighbourhood Plans also include policies on a range of matters addressed in the SPD, so should also be consulted. In addition, there are other adopted Supplementary Planning documents that may be a material consideration.

Development types from which obligations will be sought – sets out the types of development, land use, or impact that may require mitigation or provision. This includes any relevant development thresholds specified in national or Local Plan policy.

Types of obligations – sets out the different types of measures that may be sought depending on policy requirements and the nature and scale of the impacts to be managed.

Form in which contributions / obligations should be made – establishes the preferred approach to securing provision, such as onsite, in-kind, offsite, or a financial contribution in lieu, and how the scale of the obligation will be determined. Where appropriate, it specifies other matters the Local Planning Authority may wish to manage through the obligation, including the timing or phasing of delivery and the submission of plans or strategies to assist with implementation, ongoing management, and/or monitoring.



Exemptions – sets out any land uses or forms of development that would be expected to be exempt from providing an obligation.

Further Guidance – sets out further guidance that may be relevant to an applicant in considering the nature and scope of the obligation.

DRAFT

## Chapter 4: Affordable Housing

### Introduction

- 4.1 Ensuring the delivery of affordable housing is long established as an integral part of Government and Local Plan policy and is essential in meeting the housing needs of, and providing housing choice to, people with different income levels and facilitating sustainable local communities.
- 4.2 This section of the SPD explains the Councils' approach to the delivery of affordable housing through s106 planning obligations. It is supplementary to and expands upon the Local Plan policies for affordable housing, which are set out in the Cambridge City Local Plan (Policy 45) and the South Cambridgeshire Local Plan (Policy H/10 and H/11). It explains how the policies will be applied and provides additional information on what will be expected when dealing with planning applications for development for which an element of affordable housing should be provided.

### The need for affordable housing

- 4.3 [The Greater Cambridge Housing Strategy 2024 – 2029](#) and the associated Annexes, provide a summary of some of the key evidence and data sources which help to inform the Housing Strategy and Local Plan policies. It sets out:
- that average house prices across Greater Cambridge are well above the regional and national average.
  - that the median house price to income ratio is high: 9.2 in Cambridge and 8.3 in South Cambridgeshire.
  - there are approximately 4,270 applicants across Cambridge City and South Cambridgeshire's council housing registers for social/affordable rent homes.
  - there is a need across Greater Cambridge for c.750 additional social/affordable rent homes to be provided per annum up to 2040.
  - This represents c.44% of the total strategic housing need for Greater Cambridge, although the Housing Needs Assessment ([GL Hearn, Housing Needs of Specific Groups in Cambridgeshire and West Suffolk, 2021](#)) emphasises that the scale of need suggests that the local authorities should continue to seek as much affordable housing delivery as viability allows.

- there is need for both social rent homes, and affordable rent homes, in accordance with Annex 4 of the Greater Cambridge Housing Strategy 2024-2029 - Affordable Rents Policy.
- that the clear need for additional rented housing would arguably mean that providing affordable home ownership would 'prejudice the ability' to meet the acute need for rented affordable housing.
- the evidence suggests a significant shortfall of affordable housing of all sizes of accommodation, most notably one- and two-bedroom homes. However, the greatest need, relative to supply, is for family affordable housing, which also reflects the inability of market housing to cater for lower income larger households.

4.4 Overall, the demand for affordable housing is projected to continue to increase due to shortages in overall housing supply; high and increasing house prices relative to incomes; the requirement for larger deposits to access home ownership; increasing housing costs; and the impacts of benefit caps.

## **Policy context**

### Cambridge

4.5 Cambridge Local Plan 2018 Policy 45: Affordable Housing and Dwelling Mix requires 25% of homes on sites of 10-14 dwellings to be affordable, and 40% on sites of 15 or more dwellings, or if the proposed residential units exceed 1,000 sqm.

### South Cambridgeshire

4.6 South Cambridgeshire Local Plan 2018 Policy H/10: Affordable Housing requires 40% affordable homes on all sites of 10 or more dwellings or if the proposed residential units exceed 1,000 sqm.

4.7 The policies in both adopted Local Plans refer to sites of 11 or more dwellings, however in November 2018 the planning committees of both Councils agreed to require affordable housing on sites of 10 or more dwellings in line with the National Planning Policy Framework (NPPF).

4.8 The South Cambridgeshire Local Plan also includes the provision of affordable housing for local people through Rural Exception Sites (Policy H/11).

## Greater Cambridge (Cambridge and South Cambridgeshire)

- 4.9 Following public consultation, both Councils adopted a new joint housing strategy: [Homes for Our Future Greater Cambridge Housing Strategy 2024 – 2029](#). This will be considered as a material planning consideration when determining planning applications that include a component of residential development, including affordable housing and non-conventional housing.

### **Development types from which obligations will be sought**

- 4.10 Affordable housing will be sought from residential developments, including mixed-use developments that trigger the above policy thresholds.
- 4.11 The best use must be made of development sites in accordance with planning policies on design and density, and the overall objectives for sustainable development. The Councils will look closely at proposals that fall short of the affordable housing thresholds to make sure the optimum use of land is achieved. This includes the situation where a planning application forms part of a larger site where development of the larger site would be within the above policy threshold.
- 4.12 Non-conventional types of housing – of the types listed below - are also expected to contribute to affordable housing. However, the form of provision will often need to be tailored to the specific type of non-conventional housing being proposed.

### Specialist housing

- 4.13 The affordable housing policies apply to schemes for specialist housing (such as extra care, retirement homes, residential and/or nursing care, care suites, or smaller group homes) that trigger the affordable housing policy thresholds. However, where an applicant is proposing a scheme for specialist housing, the Councils strongly recommend that the Housing Strategy Team is contacted to confirm whether there is a need for affordable accommodation of the type proposed. If there is, the required amount of affordable specialist housing will be sought on site. If there is no identified need for such affordable housing, the developer will be required to provide either an element of general needs housing on site, through re-design exercises if necessary, or a payment in lieu of on-site provision.

## Build to Rent

4.14 The affordable housing policies apply to Build to Rent schemes. [Annex 5 Section 4 of the Greater Cambridge Housing Strategy](#) – Build to Rent Policy – sets out how Build to Rent schemes will be considered. This includes that:

- The affordable housing contribution, as a long-term benefit in perpetuity, will normally be expected to be provided on-site where it is necessary to build or contribute to a mixed and balanced community, as Affordable Private Rent or through other affordable tenures where part of a wider multi-tenure development.
- A minimum of 20% homes in Build to Rent developments of 10 or more homes will be required to be provided as Affordable Private Rent. The Councils will seek to achieve a higher percentage than this wherever possible.
- On major multi-tenure developments or as part of larger development areas, viability should form part of the wider viability assessment covering the whole development area. As part of this, subject to viability, 40% of the homes across the whole development, will be expected to be provided as affordable housing (and/or – in exceptional circumstances – as any agreed commuted sum); with the Affordable Private Rent or other Build to Rent affordable housing contribution contributing towards the 40%.
- Affordable Private Rent homes must be provided at a minimum discount of 20% relevant to local market rents and be affordable and available to households on a range of incomes who would struggle to rent or buy locally on the open market. This is a minimum discount, and the Councils will seek to achieve a higher percentage discount wherever possible.
- The s106 Agreement will need to include a monitoring and review mechanism covering the option for post-occupation trade-off between the number of Affordable Private Rent units and the rental discount offered on them should future circumstances justify a higher level of discount.
- A monitoring fee will be agreed within the s106 Agreement to cover the Council's costs for monitoring the initial and future occupation and management of the affordable units within the Build to Rent scheme. The fee will be based on the total number of affordable units within the Build to Rent scheme.
- A clear exit plan will need to be agreed with the Councils through the s106 Agreement in case some or all of the market and/or affordable homes are decommissioned in the future, with agreed clawback mechanisms in place.

### Innovative affordable housing

- 4.15 The Councils may accept non-standard forms of affordable housing as part of the affordable housing mix where it is demonstrated that the proposed type of housing will contribute to meeting the high levels of housing need in Greater Cambridge. This could include, for example, affordable housing for local workers or employee housing.
- 4.16 Innovative forms of affordable housing will likely be subject to specific conditions that will need to be set out in a Local Lettings Plan and Management Plan secured through the s106 Agreement. This is to ensure the housing is provided to those on low incomes who are in need of housing assistance, and that it is secured in perpetuity and managed properly, including nominations, rent setting, and tenancy lengths.

### Gypsies and Travellers and Travelling Showpeople accommodation

- 4.17 [Annex 1 of the Greater Cambridge Housing Strategy - Housing for Specific Groups](#) - sets out that affordable housing in the form of Gypsy and Traveller pitches can be provided in lieu of bricks and mortar where required to meet identified local need. One single pitch would be equivalent to one dwelling. The pitch(es) should be designed to accord with current national guidance ([Designing Gypsy and Traveller Sites, DCLG 2008](#)) and Local Plan policies including South Cambridgeshire Local Plan 2018 Policy H/23: Design of Gypsy and Traveller Sites, and Travelling Showpeople Sites, or Cambridge Local Plan 2018 Policy 49: Provision for Gypsies and Travellers, and must be provided on the same terms as an affordable housing unit.

### **Form in which obligations should be made**

- 4.18 On-site provision is the Council's preference for how affordable housing will be provided by developers. Only where exceptional circumstances exist, and where the Council is satisfied that it would be appropriate, will off-site provision be accepted. Where exceptionally housing cannot be provided on or off-site, a commuted sum will be required in lieu of provision to secure delivery of affordable housing on sites elsewhere. The method for calculating the contribution in lieu of provision is set out at paragraphs 4.41 – 4.46 below.

## Perpetuity

- 4.19 The Councils require all social and affordable rent housing to be provided in perpetuity, through the use of a s106 Agreement. To ensure that affordable housing continues to be affordable to those in housing need, and managed to acceptable standards, the Councils require the legal interest and management of the affordable housing secured through s106 obligations (with the exception of certain types of non-conventional affordable housing) to be transferred to a Registered Provider (RP), the Council or equivalent. If the housing is transferred to an RP or the Council these requirements will be deemed to have been met. Social and affordable rent homes subsidised by grant funding are subject to the legal Right to Buy or Right to Acquire provisions.
- 4.20 Shared ownership or other forms of low-cost home ownership will remain affordable in perpetuity but may be subject to occupiers 'stair-casing' to full ownership by purchasing additional equity in the property.

## Nominations

- 4.21 For rented affordable properties, the Council will require nomination rights for 100% of initial lettings and 75% of relets, all of which will be to applicants on the housing register in accordance with the choice-based lettings system. For shared ownership properties the Councils will retain the right to nominate 100% of sales and resales. The Councils' nominations will be secured through a Nominations Agreement entered into by the RP or equivalent.

## Tenure mix

- 4.22 The Local Plan policies for affordable housing do not set out an expected tenure split. [Annex 2 of The Greater Cambridge Housing Strategy 2024 – 2029](#) – Affordable Housing Requirements - states that the Councils are seeking to provide consistency in the tenure mix to be delivered through affordable housing obligations across Greater Cambridge. The aims of the housing policies are to ensure affordable housing provision best meets local housing needs having regard to the form of the housing development (i.e. flats or houses), its location, and any other site-specific considerations.
- 4.23 Taking account of development viability, the Councils' will seek the following tenure split on new developments:



- 75% of the 40% affordable housing requirement to be Affordable/Social Rent. On s106 sites above 15 homes at least 10% (of the 75%) to be allocated for Social Rent.
- 25% of the 40% affordable housing requirement will typically be for shared ownership where it is sufficiently affordable to meet local needs, although other types of tenure may be considered on individual schemes on a case-by-case basis.

4.24 The affordable housing requirements will be calculated based on the total gross residential floorspace proposed (Gross Internal Area, or GIA).

4.25 The percentage of affordable housing and tenure split will be rounded up to the nearest whole number.

#### Affordable housing sizes

4.26 The Councils' expectations on the affordable housing mix by bedrooms, as a starting point, is set out in Tables 2 & 3 of [Annex 2 of the Greater Cambridge Housing Strategy 2024 – 2029](#) – Affordable Housing Requirements - for the City and South Cambridgeshire respectively.

4.27 In establishing the right mix of affordable housing sizes for a particular development, the Councils will consider matters such as the overall housing mix proposed for the scheme, the form of the development (flats or houses), changes to the profile of affordable housing applicants, and the turnover of existing affordable housing stock that becomes available. As such, applicants for new developments are strongly encouraged to engage the Housing Strategy Team early in the scheme design stage to understand the latest position with respect to the sizes of social/affordable rent, shared ownership homes, and other affordable tenures needed.

4.28 The mix for rural exception sites will be decided separately based on a specific local needs assessment for the village in which the development is located.

#### Phased development

4.29 Phased developments are often required to ensure that affordable housing delivery is maximised, while ensuring any required infrastructure is delivered concurrently. Due to the longer delivery time, likely changes in market



conditions and associated costs will need to be forecast to ensure that a development is deliverable and maximises the amount of affordable housing that can be provided.

- 4.30 The Councils will generally accept phasing of schemes where it can be demonstrated that this approach would result in a policy compliant level of affordable homes being delivered within each phase or would secure the maximum provision of affordable housing across the scheme as a whole.
- 4.31 The Councils may require phased developments to submit a viability assessment if during any phase of the development, the amount of affordable housing being delivered during that phase decreases. The Councils will also expect a revised viability assessment to be submitted where any phase of the scheme has unavoidably stalled for 12 months or more. For the avoidance of doubt, any reduction in the amount of housing being delivered would be subject to a Section 106A application (modifying planning obligations). If the Councils do not consider a s106A application appropriate, due to the loss of affordable housing, a s73 application to amend the parent planning permission may be required.
- 4.32 If the Councils are minded to grant planning permission for phased development that proposes to deliver below Local Plan policy compliant level of affordable housing, an obligation will be required to submit enhanced viability assessments at Early, Mid and Late stages. Applicants will need to justify any projected and abnormal development costs associated with the phasing in an Early-stage viability assessment. Any assumptions relating to projected changes in values and cost should be fully justified, based upon the local market conditions, and be reasonable and consistent with long-term new build trends, current market conditions and market expectations.

#### Negotiation of affordable housing

- 4.33 The Councils will seek the maximum reasonable proportion of affordable housing on qualifying sites and will expect negotiations to be concluded with the Housing Strategy Team during the pre-application stage, in order to streamline the passage of the application through the planning process.
- 4.34 Planning Statements submitted with a planning application should provide all relevant information, including the tenure, type and size of all affordable housing units being provided, nomination rights and any other agreements.

The Design and Access Statement should clarify the location of the affordable homes within the development and how this has been determined.

- 4.35 The Councils recognise that a number of factors can impact on the ability of a development to provide the expected proportion, tenure split and mix of affordable housing and comply with all other policy requirements. Where a deviation from the Councils' expected affordable housing requirements is proposed (e.g. an alternative tenure split), justification for why this is necessary should be set out in the Planning Statement accompanying the planning application. However, it should be noted that the Councils will not accept an inflated land value as justification for a departure from the requirements of this SPD and the Greater Cambridge Housing Strategy.
- 4.36 With respect to proposals for non-conventional and innovative housing models proposing non-policy compliant affordable housing offers, applicants will need to explain how the proposed type of housing will contribute to meeting specific housing needs in Greater Cambridge.
- 4.37 Should the Council consider that the proportion of affordable housing or the proposed mix between social/affordable rent and shared ownership/ other housing tenures is not acceptable, permission for the development may be refused.
- 4.38 Applicants should not automatically assume that grant funding will be made available. Applicants will need to apply for grant funding following the Government's [guidance on applying for affordable housing grant funding](#). The Councils will support bids for grant where the amount and type of affordable housing is consistent with policy and/or demonstrates additionality, and where the bid is in support of meeting identified local housing needs.
- 4.39 The Councils have established good relationships with a number of Registered Providers (RPs) which operate effectively in partnership with the Councils to provide affordable housing that meets local housing needs. The Housing Strategy Team encourages developers to meet their affordable housing obligations by forming a partnership with an RP. Where possible, RPs who are to be involved in the delivery of affordable housing will be expected to be party to the s106 Agreement.

### Mortgagee in possession clause

- 4.40 The Councils support the inclusion of a Mortgagee in Possession clause within the s106 Agreement that allows a Registered Provider to maximise their borrowing power against their assets, so that they can invest in new affordable housing provision. [Annex 2](#) of the Greater Cambridge Housing Strategy includes a standard Mortgagee in Possession clause.

### Calculation of payments in lieu of on-site provision

- 4.41 Although the preference is to negotiate on-site affordable housing, there may be circumstances where the Councils agree that a cash in lieu of provision contribution may be acceptable and justified.
- 4.42 In order to avoid incentivising off-site provision, the s106 Agreement terms for payments in lieu will be financially neutral in respect of the benefit to the applicant relative to on-site provision requirements.
- 4.43 The commuted sum will be calculated based upon the difference in the residual value of the scheme as a 100% private housing scheme versus an affordable housing policy compliant scheme. The viability model employed should make provision for calculating the existing use value of the site by capitalising rent, less rent-free period and purchaser's costs. A nominal premium is to be added to the existing use value to reflect the incentive required by landowners to release the site for development.
- 4.44 The two residual land values (with and without on-site affordable housing) are then compared to the existing use value benchmark. If the residual land value of the scheme with affordable housing equals or exceeds the existing use value, then a payment in lieu is calculated.
- 4.45 In situations where a scheme providing a policy compliant affordable housing provision would be unviable, the affordable housing percentage would be adjusted downwards until the scheme becomes viable.
- 4.46 The calculation ensures that off-site contributions are financially neutral as well as being fair and reasonable as required by policy. The applicant should provide suitable evidence of the assumptions relied upon in any submission, having regard to the viability appraisal assumption requirements set out at Appendix B.

4.47 Commuted sums in lieu of on-site affordable housing provision received by the Councils will be ring-fenced to secure efficient delivery of new affordable housing within Greater Cambridge.

### **Exemptions**

4.48 Apart from the exemptions set out in the Local Plan policies, there are no exemptions from providing affordable housing on suitably sized schemes.

### **Further guidance**

4.49 Further details about the overarching strategy for delivering affordable housing, the need for affordable housing, and the need to provide housing for specific groups can be found in the [Greater Cambridge's 2024- 2029 Housing Strategy and associated Annexes](#).

## Chapter 5: Green Infrastructure

### Introduction

- 5.1 Green infrastructure consists of multi-functional networks of protected open space, woodlands, wildlife habitat, parks, registered commons, village and town greens, nature reserves, waterways and bodies of water, historic parks and gardens, and historic landscapes. Different aspects of green infrastructure provide recreational and/or cultural experiences, while supporting and enhancing biodiversity and geodiversity, enhancing air and/or water quality and enriching the quality of life of local communities.
- 5.2 Both Councils have endorsed Natural Cambridgeshire's vision for doubling nature by 2050. South Cambridgeshire District adopted the Doubling Nature Strategy in February 2021, recognising the role development management and planning obligations play in the protection and enhancement of nature, and provision of green space. Cambridge City Council Biodiversity Strategy 2022 recognises the pressure rapid growth places on Green Infrastructure and the need protect and enhance biodiversity whilst also ensuring there is sufficient outdoor recreational space for residents to be able to access and enjoy.

### Policy Context

#### Cambridge

- 5.3 Cambridge Local Plan 2018 Policy 8: Setting of the City supports Development on the urban edge, including sites within and abutting green infrastructure corridors and the Cambridge Green Belt, open spaces and the River Cam corridor, where it: a. responds to, conserves and enhances the setting, and special character of the city, in accordance with the Cambridge Landscape Character Assessment 2003, Green Belt assessments, Cambridgeshire Green Infrastructure Strategy and their successor documents; b. promotes access to the surrounding countryside/open space, where appropriate; and c. safeguards the best and most versatile agricultural land unless sustainable development considerations and the need for development are sufficient to override the need to protect the agricultural value of land; and d. includes landscape improvement proposals that strengthen or recreate the

well-defined and vegetate urban edge, improve visual amenity and enhance biodiversity.

- 5.4 This is complemented by Policy 68: Open Space and Recreation Provision through New Development, which seeks to deliver new on-site open space, or appropriate contributions to off-site provision.

#### South Cambridgeshire

- 5.5 South Cambridgeshire Local Plan 2018 Policy NH/6 Green Infrastructure requires that all new developments contribute towards the enhancement of the green infrastructure network within the district. These contributions will include the establishment, enhancement and the on-going management costs.

#### Greater Cambridge (Cambridge and South Cambridgeshire)

- 5.6 The Cambridgeshire Green Infrastructure Strategy (2011) identifies a range of opportunities for enhancement in and around the district and has Cambridge and the surrounding area as one of its strategic areas. The Greater Cambridge Green Infrastructure Opportunity Mapping Baseline Report, produced to support the emerging local plan, also identifies a network of enhancement opportunities.

#### **Development types from which Obligations will be sought**

- 5.7 All new residential and commercial development is to make provision to enhance the Green Infrastructure network.

#### **Form in which contributions should be made**

- 5.8 Applications should consider and detail how they are addressing the requirement to enhance the Green Infrastructure network.

#### Cambridge

- 5.9 Reflecting Policy 8, development sites on the urban edge will be expected to provide opportunities to extend or enhance the Green Infrastructure network directly as part of their development. This will be considered on a case-by-case basis reflecting the wider aspirations of the development plan.

5.10 The informal open space standard, which forms part of the public open space standards addressed in chapter 14, incorporates natural greenspace.

#### South Cambridgeshire

5.11 Reflecting Policy NH/6 and its requirement for all development to contribute to the GI network, where GI enhancement is not part of an onsite proposal, offsite contributions to address the needs generated by a development may be considered acceptable. Contributions will be based on the cost of acquiring land and maintaining it.

5.12 Financial contributions have been informed by the 8 hectares per 1,000 population Suitable Alternative Natural Greenspace (SANGS) measure by Natural England. The cost of acquiring agricultural land is typically in the order of £20,000 per hectare and the cost of creating green infrastructure on that land is £6,500.

5.13 Maintenance costs associated with green infrastructure equate to £2,000 per hectare per year which across a 15-year maintenance period results in £30,000 per hectare.

5.14 For residential development offsite contributions will be calculated using the following approach.

#### Green infrastructure contributions by dwelling size

	Capital cost by dwelling size (£)	Maintenance cost per dwelling (£)	Total cost per dwelling (£)
1 Bed	260.76	295.20	555.96
2 Bed	436.72	494.40	931.12
3 Bed	599.96	679.20	1,279.16
4 Bed+	691.12	782.40	1,473.52

#### **Exemptions**

5.15 Apart from any exemptions set out in the Local Plan policies, there are no exemptions from providing enhancements to the Green Infrastructure network on suitably sized schemes.



## Further guidance

### Cambridge

- [Cambridge Biodiversity Strategy](#) Cambridge City Council (2022)

### South Cambridgeshire

- [South Cambridgeshire Doubling Nature Strategy](#), South Cambridgeshire District Council (2021)
- [South Cambridgeshire Zero Carbon and Doubling Nature Action Plan](#), South Cambridgeshire District Council (2021)

### Greater Cambridge (Cambridge and South Cambridgeshire)

- [Cambridgeshire Green Infrastructure Strategy](#) Cambridgeshire County Council (2011)
- [Greater Cambridge Green Infrastructure Opportunity Mapping Baseline Report](#) Cambridge City Council and South Cambridgeshire District Council (2020)
- [Greater Cambridge Green Infrastructure Opportunity Mapping Recommendations](#) Cambridge City Council and South Cambridgeshire District Council (2021)
- [Greater Cambridge Biodiversity Supplementary Planning Document](#) Cambridge City Council and South Cambridgeshire District Council (2022)

### Others:

- [Green Infrastructure Framework - Principles and Standards for England](#) Natural England (2023)
- [The Cambridge Nature Network: A nature recovery network for Cambridge and its surrounds Final Report](#) Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire (2021)



## Chapter 6: Biodiversity

### Introduction

- 6.1 The Greater Cambridge Biodiversity Supplementary Planning Document was adopted in 2022 and provides detail on how developments should address biodiversity and Biodiversity Net Gain (BNG). This Planning Obligations SPD focuses on the financial mechanisms and how it will be addressed in s106 Agreements.

### Policy Context

#### Cambridge

- 6.2 Cambridge Local Plan 2018 Policy 70: Protection of Priority Species and Habitats, requires no net loss in biodiversity. In addition, a range of other policies address matters that could relate to or impact on biodiversity.

#### South Cambridgeshire

- 6.3 South Cambridgeshire Local Plan 2018 Policy NH/4: Biodiversity, requires no net loss in biodiversity. In addition, a range of other policies address matters that could relate to or impact on biodiversity.

#### Greater Cambridge (Cambridge and South Cambridgeshire)

- 6.4 Greater Cambridge Shared Planning Biodiversity SPD (2022) provides practical advice and guidance on how to develop proposals that comply with the NPPF and the district-wide policies. The SPD guidance foresees changes subsequently brought about through the Environment Act 2021, including the introduction of statutory BNG of 10%, with an aspirational vision to achieve 20% BNG anticipated to be introduced through emerging local plan policy.
- 6.5 In respect of delivery of BNG, the SPD advises that the Councils will seek to use planning conditions to secure on site habitat creation and its long-term management, and obligations, such as s106 Agreements, where BNG is on land outside the applicant's control.

## Development types from which Obligations will be sought

- 6.6 BNG is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Schedule 7A defines what types of development are eligible for statutory BNG provision.
- 6.7 Under Schedule 7A, the types of development eligible for statutory BNG provision generally include:
1. Major developments: These are developments as defined by the Town and Country Planning (Development Management Procedure) (England) Order 2010, which include:
    - Residential developments of 10 or more homes or on sites larger than 0.5 hectares.
    - Non-residential developments with a floorspace of 1,000 square meters or more, or on sites larger than 1 hectare.
  2. Minor developments: While initially minor developments (fewer than 10 homes or smaller commercial developments) were not required to meet BNG requirements, changes have meant that a range of minor developments are now encompassed by statutory BNG provisions.
  3. Nationally significant infrastructure projects (NSIPs): Large-scale infrastructure projects, such as transportation, energy, or water infrastructure, fall under statutory BNG requirements as per the Environment Act.
  4. Development on public land: Any development by public authorities or on public land that triggers planning approval will generally be subject to the BNG provisions.
- 6.8 There are exemptions for certain types of developments, including:
- Householder applications (extensions, renovations, etc.).
  - Development within the curtilage of existing homes.
  - Self-build and custom build housing under a certain development and plot size.
  - Some permitted development rights projects.

## Key Aspects of Statutory BNG

- Developers must ensure at least **10% biodiversity net gain** compared to the pre-development baseline.
- BNG can be delivered **on-site** or **off-site** (through purchasing biodiversity credits or enhancing nearby habitats).
- The biodiversity improvements must be maintained for at least **30 years**.

6.9 These provisions aim to ensure that new developments contribute positively to the environment, enhancing habitats and ecosystems alongside development projects.

### **Form in which an obligation is made**

6.10 For the purposes of Biodiversity Net Gain (BNG), s106 Agreements are one of the mechanisms under paragraph 9 of Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) necessary to secure the maintenance of significant onsite habitat enhancements for at least 30 years. They are also required to register sites with the UK government for offsite gains (unless conservation covenants are used). Certain exemptions to statutory BNG apply as set out in the above legislation.

6.11 If BNG is required from a development proposal, a condition is imposed on a planning permission to secure its provision and development cannot commence until the condition is discharged. BNG can be achieved onsite, offsite (through an associated s106 Agreement) or through the purchase of statutory biodiversity credits.

6.12 As such, how BNG is delivered is determined on a case-by-case basis depending upon the context and constraints present at each site which will inform how and where biodiversity net gain can be delivered and whether a pre-existing s106 Agreement is in place at a recognised habitat bank. Such s106 Agreements will be with the LPA and the landowners and managers of the habitat banks and will be required to set out the appropriate long-term management and monitoring arrangements for off-site BNG.

6.13 Applicants must ensure that planning applications are supported by adequate ecological information, using up-to-date desk studies and site assessment by competent ecologists to inform survey methodologies sufficient in scope to allow the impact of a proposal to be appropriately assessed. This includes householders and developers of small sites, where there may be unexpected

risks of impacts to habitats and species. Depending on the nature, scale and location of the development proposal, applicants will likely need to provide the following:

### A Preliminary Ecological Appraisal (PEA)

- 6.14 A PEA is often carried out by ecologists as an initial means of recording the habitats and condition of a development site and predicting the likely ecological constraints and impacts that might arise from its development.

### Habitat Surveys

- 6.15 A Habitat Survey will be required where a PEA indicates that further surveys are required to support a planning application. The results of all such surveys and associated details of necessary mitigation measures will need to be submitted to validate an application. This is necessary to provide the LPA with certainty of likely impacts and that effective and deliverable mitigation can be secured. Surveys of the development site to calculate the pre-development biodiversity value of the onsite habitat should ideally be done shortly before the submission of the planning application. Older surveys can be used where there has been no material change to the onsite habitat when the planning application is submitted.

### Biodiversity Metric

- 6.16 Where an applicant believes the development would be subject to a BNG requirement, the application must be accompanied by the minimum information set out in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 using the relevant and most up-to-date Defra Biodiversity Metric tool. This is to establish the pre-development biodiversity value(s), either on the date of application or earlier proposed date (as appropriate).
- 6.17 Pre-development biodiversity value must be calculated before any site clearance or other habitat management work has been undertaken, by the applicants or anybody else. However, if this is known to have happened, on or after 30th January 2020 the condition of the site will be taken as the habitat baseline stated in Schedule 14 Part 1 paragraph 6 of the Environment Act 2021.

## Biodiversity Gain Plans

- 6.18 Some applicants may want to submit draft [Biodiversity Gain Plans](#), including completed metrics of the post-development value of the onsite habitat, alongside a planning application. These draft plans may be particularly helpful if there are firm proposals for onsite habitats, including landscaping plans, which can generate an accurate post-development value for the onsite habitat.

### **Exemptions**

- 6.19 Government [guidance](#) sets out the types of development that are currently exempt from the mandatory BNG requirements. The necessity of securing BNG requirements through a s106 obligation (either as net gain or statutory BNG of a minimum of 10%) are to be determined on a case-by-case basis.

### **Further guidance**

- 6.20 Applicants are encouraged to engage with the LPA before submitting their application to identify, understand and seek to resolve issues; this will help to improve both the efficiency and effectiveness of the planning application process and identify whether a s106 Agreement may be necessary to secure BNG. In this regard a fee-payable [Pre-Application service](#) has been set up at Greater Cambridge Shared Planning to specifically advise on BNG. This includes understanding the likely costs of purchasing BNG credits as opposed to on-site delivery. Best practice for site planning should follow the mitigation hierarchy of avoid, minimise, rectify, reduce and off-set as set out at para. 5.2 of the Biodiversity SPD and in NPPF guidance.
- 6.21 If a developer wishes to deliver BNG off-site, a number of options will be available to secure this. The planning service has already negotiated and agreed s106 Agreements with offsite providers for the establishment of habitat banks locally that will act as important resources for those developments which cannot attain full onsite BNG.
- 6.22 S106 Agreements with landowners within the Greater Cambridge Area who provide BNG credits include County Farms at Lower Valley Farm and the Wildlife Trust at Flack Field and Fleam Dyke. Advanced negotiations with two other landowners at Yen Farm (West Wrattling) a site at Coploe Hill (Ickleton) and land owned and managed by Cambridge Past Present and Future are underway.

- 6.23 Should off-site BNG provision be proposed to be delivered at any site with a pre-existing s106 Agreement in place that secures long term managed provision and monitoring contributions for the planning service, a s106 obligation is unlikely to be required and the BNG provision can be secured and discharged via planning condition.
- 6.24 To discharge a Biodiversity Gain Plan condition which seeks to secure off-site BNG, the LPA will need to ensure the BNG will be appropriately managed and monitored with fees for undertaking this. If a developer applies to discharge a BNG condition reliant on off-site provision where there is no associated s106 Agreement securing long term management or monitoring contributions, BNG conditions will not be discharged.
- 6.25 If a planning proposal (pre-determination) seeks to secure off-site BNG on a site where no s106 management and monitoring provisions are in place, it will be appropriate to encourage early drafting of a s106 Agreement in consultation with ecology officers.

Links:

[Greater Cambridge Shared Planning Biodiversity Supplementary Planning Document \(2022\)](#)

[Biodiversity Net Gain Advice - Greater Cambridge Shared Planning Service Website](#)

Biodiversity gain plan templates - [DEFRA website](#)

## Chapter 7: Community Facilities

### Introduction

- 7.1 Community facilities such as community centres, village halls, and other publicly accessible buildings play a crucial role in maintaining a sense of local identity, as well as providing a base for a variety of different groups and activities, from pre-school groups to indoor carpet and short mat bowls, yoga, meetings or coffee mornings. The Councils are keen to ensure that all residents have access to facilities which are appropriate and suitable for their needs.
- 7.2 Cultural development will play a key role in how we collectively knit together existing and new communities and places. Cambridge City Council recently adopted a new Cultural Strategy outlining the Council's commitment to supporting culture and recognising the contribution of culture in enabling inclusive growth in the Greater Cambridge. A Cultural Infrastructure Strategy has also been commissioned to explore the specific infrastructure needed to support the area, and this will be published in due course.
- 7.3 Greater Cambridge is home to a range of new communities, which require appropriate facilities and support to make them successful. This is not only in terms of the right new buildings and facilities, but also the right support to get new communities started.

### Policy Context

#### Cambridge

- 7.4 Cambridge Local Plan 2018 Policy 85 states that planning permission for new developments will only be supported where there are suitable arrangements for the improvement or provision and phasing of infrastructure, services and facilities necessary to make the scheme acceptable in planning terms. This includes community and social facilities and cultural facilities. Policy 73 provides further information on requirements for new or replacement facilities.

#### South Cambridgeshire

- 7.5 South Cambridgeshire Local Plan 2018 Policy SC/4 requires all housing developments to include or contribute to the provision of community services



and facilities necessary to meet the needs of the development. The scale and range of this provision or contribution will be appropriate to the level of need generated by the development and will address the specific needs of different age groups, of people with disabilities, and faith groups and will be adaptable to population growth and demographic changes. It requires proposals for larger sites of 200 dwellings or more to be accompanied by their own assessments of need. The timely delivery of services and facilities when they are needed will be required, including the provision of key services and facilities for early phases of the development. Phasing will be established through planning obligations or conditions.

- 7.6 Policy SC/6 specifically addresses indoor community facilities. It requires all housing developments to contribute towards the provision of indoor community facilities to meet the need generated by the development. Where there is sufficient scale to generate the need for a new facility this should be delivered onsite unless it can be demonstrated that there would be advantages in delivery off-site. Other developments will contribute to off-site provision, based on a standard of 111m<sup>2</sup> of such floorspace per 1,000 additional population.
- 7.7 The South Cambridgeshire Local Plan explains that the standard was developed through a community facilities assessment carried out in 2009 to understand the size and condition of village halls, community halls, church halls and other publicly accessible facilities.
- 7.8 A new study has been commissioned from Cambridgeshire ACRE which will be completed in 2024. This again has assessed all village halls and primary community buildings in South Cambridgeshire along with surveys of facilities managers and parish councils. The study will inform the review of policy through the Greater Cambridge Local Plan but will also be used to inform consideration of needs generated by planning applications.

#### Greater Cambridge (Cambridge and South Cambridgeshire)

- 7.9 In addition to these district wide policies, both Local Plans include a range of site-specific policies which have specific requirements for community facilities related to the nature of the development proposal.



## **Development types from which Obligations will be sought**

- 7.10 All new residential, mixed-use, and major commercial developments are to make provision for community facilities to meet the needs arising from the development proposal.

## **Form in which contributions should be made**

- 7.11 New developments will be required to mitigate their impact on community facilities through on-site provision, or through use of financial contributions towards off-site provision for smaller developments. The scale and range of this provision or contribution will be appropriate to the level of need generated by the development and will address the specific needs of different age groups, of people with disabilities, and faith groups and will be adaptable to population growth and demographic changes.
- 7.12 Proposals for sites of 200 or more dwellings (or groups of smaller sites which cumulatively exceed this figure) are required to provide detailed assessments and strategies regarding community needs and how they will be met. These should be prepared in consultation with service providers and stakeholders, and for approval by the local authority. They will be required to demonstrate how the new community will be effectively supported throughout the build phase of the developments, including at the outset of development, and how facilities will be managed and maintained (including governance arrangements).
- 7.13 Large scale commercial developments (above 5,000m<sup>2</sup>) will be required to consider how the needs of their workers and visitors will be met for social and leisure facilities. If the need cannot be met through existing or additional on-site facilities an offsite contribution to address the impact on facilities is necessary and will be sought.
- 7.14 For strategic-scale developments there may be additional community facilities requirements that will need to be addressed as part of the development, depending on the scale and impact of the proposed development. These will be assessed on a site-by-site basis, through the master planning process for the individual developments.
- 7.15 These could include all or some of the following:
- Dedicated faith provision.

- Dedicated youth facilities.
  - Itinerant facilities such as youth buses.
  - Arts and cultural facilities.
- 7.16 In some new community's, development has taken the form of community hubs, which may incorporate uses covered elsewhere in this SPD, such as libraries and health provision. It could also be based around multiuse spaces at an education facility (with Community Access Agreement to guarantee community use in perpetuity). This would need to be agreed with service providers.
- 7.17 Reflecting the aspirations of the Cambridge Cultural Strategy we will seek to ensure development contributes to the delivery of necessary cultural infrastructure. This could be through the mix of development, secured by condition, or through a s106 obligation.
- 7.18 With regard to faith space, the starting point for negotiation for provision in new communities will be the recommendation within the 2008 Cambridgeshire Horizon's Facilities for Faith Communities in New Developments of 0.5 hectares of free or heavily discounted land per 3,000 dwellings. South Cambridgeshire District Council has a Faith Land Allocation policy (March 2020) which will guide the allocation of land secured. Where standalone faith space is not feasible, the enhancement of other community meeting spaces to accommodate faith uses may be required.
- 7.19 Where dedicated new community provision is sought, the planning obligations requirements will likely require the new facility to be built by the developer. An alternative may be the provision of free serviced land and a financial contribution to cover the capital cost of the new facility and it's fitting out. Pump priming contributions will also be sought.
- 7.20 In addition to dedicated community facilities in new communities there will also be a need for commercial facilities important to community life, including childcare nurseries, local shops, restaurants and cafes and public houses.
- 7.21 In large scale new development such as urban extensions or new settlements developments will be phased over several years and critical to its success will be making sure that a sense of place and community is developed from the start. This also requires consideration of specific groups, such as children and young people. Research into new communities has established clear links

between loneliness, poor mental health, and antisocial behaviours when there is a lack of community cohesion and social networks. Moving may isolate people from their normal support networks making them more vulnerable to everyday stresses and strains, which can be a greater challenge when there are no established social networks into which new residents can readily slot.

7.22 These issues should be considered in community strategies accompanying the developments, as well as the Health Impact Assessment. Where a need is identified planning obligations may be sought including:

- Meanwhile uses: Temporary 'meanwhile' projects which create community services, small-scale business and retail spaces can achieve this, supporting local skills development and entrepreneurship, and meeting short-term gaps in the delivery of permanent community infrastructure.
- Community Support Workers: Funding for community workers could be required to address a range of issues, such as youth workers, health workers, or community development workers.
- Small grants scheme (community chest): A contribution, to be agreed, will be required for the development of community grants or an investment fund to support local residents of the new development, and or, to support the development and growth of social businesses in the local area.

#### Off Site Contributions

7.23 For smaller developments, and other developments where facilities are not delivered on-site, contributions may be required to address the needs generated by a new development. Such funding could be pooled to enable the delivery of a new facility or could be used to enhance capacity and use of an existing facility. Where funding is required, the project it will benefit will be identified. This may be a nearby facility in the ward or village, or it could be a more central facility where the need generated could most effectively be met.

7.24 Within Cambridge projects will be identified in consultation with the Cambridge City Council Communities Group who manage a range of Community Centres and facilities across the city.

7.25 In South Cambridgeshire, facilities are generally owned and managed by town and parish councils (or by local charities or trusts). Projects will be identified in

consultation with the relevant organisations. The planning obligation will secure funding for the organisation to complete the project directly rather than the district council.

- 7.26 The South Cambridgeshire Local Plan 2018 sets a standard of 111m<sup>2</sup> per 1000 population. A price per square metre has been identified and benchmarked against recent local projects.
- 7.27 The cost of providing community centres is £4,020 per m<sup>2</sup> which is to be used as a starting point for a developer contribution towards community facilities.
- 7.28 The cost associated with maintaining (utilities, decoration, services, etc) community facilities is £117.57 per m<sup>2</sup>.

#### Community facilities contributions by dwelling size

	Capital cost by dwelling size (£)	Maintenance cost per dwelling (£)	Total cost per dwelling (£)
1 Bed	548.85	240.78	789.63
2 Bed	919.21	403.25	1,322.47
3 Bed	1,262.80	553.98	1,816.79
4 Bed+	1,454.68	638.15	2,092.84

#### **Exemptions**

- 7.29 Housing provision consisting of Extra Care housing, and residential and nursing homes will not normally be required to contribute towards community facilities, but this will be assessed on a case-by-case basis. Applications comprising retirement accommodation will be required to pay contributions in full.

#### **Further guidance**

[Cambridge](#)

[Community centres - Cambridge City Council website](#)

[Cambridge Community Wealth Building Strategy - Cambridge City Council 2024](#)

[Cambridge City Council Cultural Strategy 2024-29](#)

South Cambridgeshire

[South Cambridgeshire Community Facilities Study 2009](#)

DRAFT

## Chapter 8: Social and Community Support Services

### Introduction

- 8.1 Cambridgeshire County Council has a number of statutory duties around the care and wellbeing of its residents which includes providing supportive services to families and vulnerable people. This duty of care sits across broad strategic service areas covering children, families and adult services, which supports new communities across Cambridgeshire. The work of these services can fall under the following headings:
- Public Health (including mental health and well-being)
  - Services to support children, young people and families (including Children's Social Care, Child & Family Centres, Youth Support, Targeted Support)
  - Services to support vulnerable adults (including Adult social care and domestic abuse services)
- 8.2 New communities are recognised as having higher needs which escalate quicker than in more established communities and therefore, they are considered a vulnerable group. Much of the research into new towns or new communities has established clear links between loneliness, poor mental health and antisocial behaviours with a lack of community cohesion and social networks which is greatly influenced by lack of access to community facilities and supportive services.
- 8.3 Cambridgeshire County Council's focus is to support the formation of resilient families within self-supporting communities. Communities that are more connected and resilient require fewer public services, create good places to live and improved outcomes for residents. The emphasis is therefore placed on community development, preventative and early help services in new communities. However, more traditional intensive support must be provided to some families in the form of social care.

## **Policy Context**

### Cambridge

- 8.4 Cambridge Local Plan Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy states that planning obligations may be required for healthcare, community and social facilities.

### South Cambridgeshire

- 8.5 South Cambridgeshire Local Plan 2018 Policy TI/8 Infrastructure and New Developments states that planning obligations may be required for healthcare, community and social facilities.

### **Development types from which Obligations will be sought**

- 8.6 All new residential development, including mixed-use schemes, are to make adequate provision for healthcare, community and social facilities.
- 8.7 Proposals for sites of 200 or more dwellings (or groups of smaller sites which cumulatively exceed this figure) are required to provide detailed assessments and strategies regarding community needs and how they will be met. These should be prepared in consultation with service providers and stakeholders, and for approval by the local planning authority.

### **Form in which contributions should be made**

- 8.8 There are three core aims underpinning the County Council's approach towards addressing this area of need in new communities:
- Ensuring that infrastructure in new communities is designed to meet the needs of the community now and in the future;
  - Supporting the development of self-sufficient, resilient communities by helping to build peoples' capacity to help themselves and others in order to create a good place to live, improve outcomes, support economic prosperity and make people less reliant on public services; and
  - Ensure people living in new communities are supported by the right services that are available at the right time to meet their needs and are supported back to independence.



- 8.9 Meeting these aims will enable the development of strong, vibrant and healthy communities as required by the NPPF. In terms of how these aims translate into specific development requirements, the NPPF requires local planning authorities to plan for a mix of housing, including housing to address the needs of different groups in the community such as, but not limited to, older people, care leavers and people with disabilities.
- 8.10 For major development, and particularly development of a significant scale, the County Council will engage with the developer and relevant LPA during the pre-application period to scope the need for particular services and facilities. The Council will also ensure, wherever, possible, that these requirements are addressed in masterplans for strategic sites.
- 8.11 Many of these infrastructure requirements will serve a range of purposes and people. This includes, for example, public open space, shared community facilities and public transport provision. Where more particular requirements exist, for example for extra care accommodation and short-term contributions to service provision, the Council will work with partners to negotiate the provision of these facilities through planning obligations.

#### Services, Facilities and Infrastructure

- 8.12 The need for services and facilities arising from new development will be considered on a case-by-case basis. However, the types of buildings and services that typically may be required to support vulnerable people include:
- Provision of specialist accommodation (e.g. residential care facilities, supported living accommodation, etc.) within large scale developments.
  - Community buildings and sports facilities.
  - Formal and informal meeting spaces and offices.
- 8.13 Funding may be required to support residents wellbeing and encourage place making (e.g. set up and initial running costs of groups and activities to promote resilience and prevent issues escalating, including staff). Contributions would be on a short term basis as the community forms to mitigate the impact of increased demand the development will place on supportive services. The range and type of infrastructure, services and facilities necessary to provide social and supportive services in new communities are set out in the table below.



## Requirements for Social and Supportive Services

Housing design and mix
An appropriate proportion of homes, should be accessible and or adaptable to meet differing needs (most frequently set to the Lifetime Homes standard (or successor standards))
Specialist accommodation
Provision of specialist housing to meet the needs of a range of client groups such as: Learning disabilities Older people Autistic Spectrum Disorder Young people leaving care Physically disabled Mental health needs
Funding
Short term funding to kickstart community activity and community-led support this will include financial support for setting up groups & running activities
Staff
Community development workers Specialist workers (e.g. Mental Health, Domestic violence prevention, Youth, Child & Family Centre, Social )

### **Exemptions**

8.14 No specific exemptions.

### **Further guidance**

8.15 Applicant for planning permission should contact the County Council via email: [GrowthDevelopment@cambridgeshire.gov.uk](mailto:GrowthDevelopment@cambridgeshire.gov.uk) at the to obtain pre-application advice in the social and community implications for their development

DRAFT

## Chapter 9: Libraries and Lifelong Learning

### Introduction

- 9.1 New residential development can increase demand on libraries and other facilities which facilitate life-long learning, particularly in regard to equipment and space available.

### Policy Context

#### Cambridge

- 9.2 Cambridge Local Plan 2018 Policy 85: Infrastructure delivery, Planning Obligations, and the Community Infrastructure Levy establishes that planning permission will only be granted if there is sufficient infrastructure capacity to meet the need arising from the new development. It includes community facilities which includes libraries. Policy 73: Community, Sports, and Leisure facilities also addresses the requirement for new community facilities.

#### South Cambridgeshire

- 9.3 South Cambridgeshire Local Plan 2018 Policy SC/4: Meeting Community Needs includes library facilities, including promotion of shared spaces, where they support access to the infrastructure or service. They are also listed as a potential requirement under policy TI/8 Infrastructure and New Development.

### Development types from which Obligations will be sought

- 9.4 All new residential development, including within mixed-use schemes, is to meet the developments needs for new library provision.
- 9.5 Applicants should clearly set out with their planning application the details of the number of dwellings or expected population arising from the new development.

### Form in which contributions should be made

- 9.6 The Cambridgeshire County Council Planning Obligations Strategy sets out the County Council's approach to securing contributions using the Museums Library and Archives Council (MLA) Standard Charge approach. It calculates the expected new population of development to assess impact on the existing

library catchment and identifies a project, if required, to mitigate this using specific costings.

- 9.7 The County Council has a statutory duty under the Public Library and Museums Act (1964) to provide a comprehensive and efficient library service for all persons desiring to make use of thereof. A service level policy (2005) sets the context of local need and defines the standard of service to be provide at libraries. Contributions towards stock and fit out, mobile services, extensions to existing libraries or new library buildings may be required to mitigate new residents. New library buildings may be provided as part of a shared community building.
- 9.8 New housing development will have implications for the existing library provision, which may require the following developer contributions towards the provision of:
- Sites for new libraries.
  - A new library building (covering full building and finishes).
  - Co-location with other services in 'community hubs'.
  - Library fit out and new stock (including the provision of power, data, IT equipment, furniture, shelving and fittings).
  - Upgrading an existing library and lifelong learning facility (might include an extension and/or improvement to the existing floor space).
  - A mobile service, community provided or 'pop up' service.
  - A revenue stream for the provision of new services for a period of time.

### **Exemptions**

- 9.9 Residential development not reasonably likely to access library services, such as some extra care settings

### **Further guidance**

- 9.10 Applicants for planning permission should contact the County Council via [GrowthDevelopment@cambridgeshire.gov.uk](mailto:GrowthDevelopment@cambridgeshire.gov.uk) email to obtain pre-application advice in the library implications for their development

[Cambridgeshire County Council Planning Obligations Strategy](#)

## Chapter 10: Transport and Highways

### Introduction

- 10.1 Most developments are likely to generate new transport movements and will have some impact on the local transport network. In the case of many development schemes, specific works and improvements will be required either on-site and/or off-site to mitigate the direct impact of the development scheme on the transport network and to make the proposed development acceptable in Highways terms. The types of improvements sought may include, but are not limited to junction improvements, provision of traffic signals, traffic calming, walking and cycling related measures, public transport enhancements, car clubs, and parking controls. These can be described as development specific transport works and are normally required to be implemented as part of the development scheme.
- 10.2 However, due to the congested highway network in and around Cambridge, there has been a change in transport policy approach away from the 'predict and provide' approach - where mitigation relies heavily on additional highway capacity being created - to a 'decide and provide' approach, particularly for larger development sites. This means the number of vehicular trips generated by the development is carefully controlled and limited by a vehicular trip budget. The type of transport mitigation required will focus less on highway measures and more on improvements to facilities and contributions towards services for non-car modes, along with measures to discourage travel to the site by vehicle such as reduced/restricted car parking.

### Policy Context

- 10.3 The transport policies of both Local Plans seek to ensure that new developments will be located to help minimise the distance people need to travel and be designed to make it easy for everyone to move around and access jobs and services by sustainable modes of transport.

### Cambridge

- 10.4 Cambridge Local Plan 2018 Policy 5 concerns strategic transport infrastructure and requires that development proposals must be consistent with and contribute to the implementation of the transport strategies and

priorities set out in the Transport Strategy for Cambridge and South Cambridgeshire. Policy 80 supports Policy 5 by requiring new developments to support and prioritise access to sustainable travel, such by walking, cycling and public transport, including the safeguarding of land to secure provision. It further establishes the design requirements for new roads and/or road access. Policy 81 concerns the mitigation of the transport impacts arising from a development, including the requirement for the submission of a transport assessment and travel plans for all major developments, and requires contributions/mitigation to make the transport impacts of a development acceptable. Policy 82 sets out the parking standards and requirements to be applied to different forms of development as well as the need for new developments to adequately address their servicing requirements.

### South Cambridgeshire

- 10.5 South Cambridgeshire Local Plan 2018 Policy TI/2 –seeks to ensure development is located and designed to reduce the need to travel, particularly by car, and promotes sustainable travel. It ensures sufficient information is supplied that the transport (and associated environmental and health) impact, including cumulative impacts, is suitably assessed (in the form of a transport assessment or statement; a low emission strategy statement and travel plan) and mitigated through direct improvements and reasonable and proportionate financial contributions towards planned strategic transport improvements. Policy TI/3 seeks to ensure appropriate provision of car and cycle parking.

### Other relevant plans and strategies

- 10.6 The adopted Local Plans were prepared in parallel with a [Transport Strategy for Cambridge and South Cambridgeshire](#). This provides a policy framework and programme of transport schemes for the area taking account of committed and predicted levels of growth, detailing the transport infrastructure and services necessary to deliver this growth.
- 10.7 [Local Transport and Connectivity Plan \(Cambridgeshire & Peterborough Combined Authority\)](#) This sets out the long-term strategy to make transport in Cambridgeshire and Peterborough better faster, greener, and more accessible for everyone. It sets out a vision and goals for how transport supports a better future and describes the projects needed to make that new future possible. This includes things like better buses, more train services, less pollution and carbon emissions, and helping more people to cycle and walk.

- 10.8 Reflecting the transport plans for the area, the [Greater Cambridge Partnership](#) are bringing forward a range of sustainable transport initiatives. These are part funded by the Greater Cambridge City Deal, but developments are requirement to contribute reflecting their transport impacts.
- 10.9 [Cambridgeshire Active Travel Strategy \(Cambridgeshire County Council\)](#) and [Active Travel Toolkit](#). The Active Travel Strategy provides a comprehensive set of policies that will enable quality provision of active infrastructure and initiatives in Cambridgeshire. It has the ambition of achieving mode shift to more sustainable modes of travel, including through improvements to the transport network, improved connectivity, and ensuring a consistent standard of infrastructure provision for inclusive cycling and walking across the county. The Active Travel Toolkit aims to provide planning authorities, County Council and developers with comprehensive guidance throughout the planning process, ensuring prioritisation of active travel in new developments (of all sizes) and consistent quality of infrastructure provision.
- 10.10 [Cambridgeshire Local Cycling and Walking Infrastructure Plan \(LCWIP\)](#) Reflecting the Government's ambition to increase walking and cycling, particularly to school, by 2025. It sits under the Active Travel Strategy and forms part of the long-term vision to improve the county's cycling and walking networks. It identifies cycling and walking improvements required at the local level, enabling a long-term approach to developing cycling and walking networks.

#### **Development types from which obligations will be sought**

- 10.11 The Councils will expect the transport elements and impacts of development to be set out in a Transport Assessment or Statement in line with the NPPF and Cambridgeshire County Council's latest [Transport Assessment Requirements document \(January 2024\)](#). The later suggests that any form of development that produces 30 or more two-way vehicle trips in any peak hour or generates approximately 150 person trips per day will need to be supported by a detailed transport assessment.
- 10.12 However, there is no overall minimum development threshold below which transport, or highways obligations will not be sought. Obligations will be sought where:



- there is a requirement to improve existing, or construct new, highway infrastructure in order to access development in a safe and appropriate manner, including for servicing, or to mitigate the effects of the development on the highway network.
- there are requirements to improve non-car accessibility infrastructure in order to access development in a safe and appropriate manner or to mitigate the effects of the development on the transport networks.
- there is a need generated for strategic transport improvements including measures to promote walking, cycling, public transport and highways traffic calming and capacity improvements.

10.13 Consequently, there is no development threshold below which an obligation for transport infrastructure may not be required and there are no types of development that would be exempt from transport infrastructure requirements.

### **Types of obligations**

10.14 Cambridgeshire County Council is the local Highway Authority for the Greater Cambridge area. National Highways are responsible for trunk roads. Cambridgeshire County Council and National Highways are consulted on planning proposals that affect the highway network.

10.15 A range of traffic and highway measures may be required as the result of individual development schemes. The County Council's Transport Team will normally advise on the requirements for individual applications, and/or such works will be identified in the submitted Transport Assessment/Statement, Traffic Management Plan, Construction Logistics Plan, or Low Emissions Strategy Statement. However, the main types of obligations are:

### Travel plans

10.16 Travel Plans are a tailored package of practical measures to reduce car travel to and from a proposed site, and to promote and encourage more sustainable forms of transport by increasing the awareness of travel options, such as walking and cycling, and through the provision of facilities to support such options, such as shower facilities and secure cycle parking.

10.17 Travel Plans should identify specific required outcomes, targets, and measures, and set out clear future monitoring and management arrangements. Travel Planning must be considered as the principal



mechanism to reduce the impact of any development on the transport network and must consider what additional measures may be required to offset unacceptable impacts if target mode shares and impacts are not met. Travel plans may include provision for financial penalties to fund the promotion or provision of sustainable transport until travel plan objectives are met.

### Site-specific highways improvements

10.18 Highways improvements that may be necessary, directly as a result of a development, may include but are not limited to:

- Works required to secure safe access and egress from the development site to the adjoining highway network or to mitigate the direct impact of the development on the off-site road network, including for servicing.
- Provision of internal roads to an adoptable standard (NB: this does not infer an obligation to formally adopt a road).
- Traffic calming measures.
- Works required to secure safe pedestrian and cycle connections to existing off-site routes.
- Site-specific pedestrian and cycle/e-cycle facilities, including contributions to micro mobility (such as cycle and e-scooter hire schemes).
- Site-specific measures and contributions to improve public transport, community transport services, demand responsive or mobility as a service, and multi modal interchange facilities.
- The provision, removal or relocation of street furniture; dropped kerbs; crossovers; pedestrian and cycle crossings; traffic lights; streetlights; signage and wayfinding; or trees.
- The provision of on street parking controls, including loading and waiting restrictions.
- Contributions to monitor and enforce car free developments and developments subject to a vehicular trip budget (see further below).
- Contributions to electric car clubs.
- Provision and contributions to low emission vehicle infrastructure, including electric vehicle charging points and associated grid infrastructure.
- Contributions to digital infrastructure to reduce vehicle use and manage movement of people and vehicles.

## Strategic transport interventions

10.19 There will be occasions where the transport demand created by a development may not be satisfactorily mitigated by the measures in a travel plan or through site-specific highway improvements. Where a particular site requires public transport services, or highway or traffic management/mitigation to the wider network, it will likely be required to secure:

- Measures to improve conditions for non-car modes to encourage the transfer of car trips onto active travel and public transport options.
- Contributions to known transport improvement schemes that will improve conditions for non-car modes to encourage the transfer of car trips onto active travel and public transport.
- Junction improvements and/or traffic management measures, including the potential introduction or extension of parking controls, subject to monitoring and consultation.

## Vehicular trip budget

10.20 For development, subject to a vehicular trip budget, the means of monitoring the trips to and from the development will need to be agreed with the County Council's Highways Team. The requirement for monitoring is likely to extend from construction through to post-final occupation. Should the monitoring demonstrate that the forecast trips have exceeded the agreed vehicular trip budget, then a financial penalty, hold on future development or a revised schedule of further transport or travel planning interventions will likely be triggered.

## **Form in which obligations should be made**

10.21 It is essential that travel plan, transport infrastructure and traffic management measures are provided in a timescale commensurate with the proposed phasing of the development and the Councils will seek to approve trigger points through the appropriate legal agreements.

10.22 Onsite and offsite transport improvements within the vicinity of the development, including those contained within agreed travel plans, will be expected to be incorporated within the development proposal and delivered by the developer. In cases where the developer is required to undertake works

on the public highway, a s278 Agreement will need to be entered into with the County's Highways Team for the site.

- 10.23 Where the County Council's Highways Team is engaged in negotiating and agreeing the technical details of highways improvements as part of a s278, or are required to undertake safety audits, or to review the effectiveness of travel plans and construction management plans, the County Council is likely to seek a fee to cover staff costs incurred. The fee will be assessed in respect of each individual application and calculated having regard to the nature of the development, the anticipated traffic generation and the level of monitoring required.
- 10.24 Where a financial contribution is sought towards strategic transport improvements, the amount payable will be determined on the basis of the cost of the transport infrastructure and the trips from the development that would use the transport infrastructure.

### **Exemptions**

- 10.25 There is no development threshold below which a transport obligation may not be required and there are no types of development that would be exempt from transport infrastructure requirements.

### **Further guidance**

Cambridgeshire County Council guidance on Transport Assessments and Travel Plans: [Transport Assessment Requirements - January 2024](#)

Cambridgeshire County Council strategy and toolkit for Active Travel:

[Cambridgeshire Active Travel Strategy \(Cambridgeshire County Council\) and Active Travel Toolkit.](#)

## Chapter 11: Education

### Introduction

- 11.1 New residential developments create additional demand for education services. S106 Agreements are used to secure funding to offset the impact of development, for example to build new schools or to improve existing ones.

### Policy Context

#### Cambridge

- 11.2 Cambridge Local Plan 2018 Policy 74: Education Facilities establishes Education as 0-19 settings (including early years, primary, secondary, and further education) for all children and young people including those with special education needs (SEND). The Council will work with the County Council to provide high quality and convenient local education services in all parts of the district, but particularly in areas of population growth. Developers should engage with the Children's Services Authority at the earliest opportunity and work co-operatively to ensure the phasing of residential development and appropriate mitigation is identified in a timely manner to ensure appropriate education provision can be secured.

#### South Cambridgeshire

- 11.3 South Cambridgeshire Local Plan 2018 Policy TI/8 Education Facilities include similar requirements.

### Development types from which Obligations will be sought

- 11.4 All major residential developments, including mixed-use development resulting in a child yield will be required to make provision for education services.
- 11.5 Planning applications should set out the proposed housing numbers or development mix (including affordable housing tenure mix)
- 11.6 For outline schemes, the maximum number of dwellings proposed is required to assess child yield and education impact using Cambridgeshire County Council's approved Child Yield General Multipliers. For full planning permission schemes, the development mix stating the number of bedrooms

for each dwelling type and clearly identifying separately the social/affordable rent element of the affordable provision is used to assess child yield and education impact using Cambridgeshire County Council's approved Child Yield Detailed Multipliers. For hybrid schemes, a mix of both approaches is used. Indicative development mixes are used only in exceptional circumstances.

### **Form in which contributions should be made**

- 11.7 Cambridgeshire County Council is the appointed Children's Authority for Cambridgeshire under the provisions of The Education Act 1996, to provide sufficient school places in state funded schools, whilst the Childcare Act 2005 and Education Act 2011 respectively introduced a duty to commission sufficient early years and post 16 provision. The Local Planning Authority and developers must liaise with the County Council to ensure any education impacts are adequately and reasonable mitigated.
- 11.8 The County Council will use its locally derived child yield multipliers to estimate child yield. These are adopted by the County Council Children's Services Committee and reviewed periodically to ensure they remain up to date and reflective of demographic and development trends. Whilst national data (adjusted) is available, this is considered less specific and does not take precedent.
- 11.9 Once the child yield is known, this will be assessed against the school catchment capacities (not school rolls), taking into account other planned developments, to determine whether there is sufficient capacity to accommodate children from the proposed development at all levels of statutory provision. If there is insufficient capacity a mitigation project will be required, which could include the provision of on-site facilities (land and contributions) to serve the development or contributions to new or expanded facilities off-site.
- 11.10 The current child yield multipliers used by Cambridgeshire County Council are shown in Appendix A but these are subject to regular review and update.
- 11.11 The County Council will cost education projects – either an expansion or new school - based on educational needs, reflecting Building Bulletin 103 and the strategic policy requirements of the County Council. Where a detailed, locally derived project cost is not available or feasible to produce (because of smaller developments or education projects, or an undefined project at that point in

time) the County Council will use the relevant Department for Education (DfE) scorecard costs. Developments will provide for early years (usually at a primary school setting), primary, secondary and SEND (either at a mainstream setting or a dedicated school).

- 11.12 Other contributions may be sought towards temporary accommodation or school travel.
- 11.13 The County Council or DfE will usually deliver all education projects. Provision in kind by developers may be considered but only where it advantageous to do so, and in which case the s106 agreement will include an option for the developer to deliver the facilities in lieu of a financial contribution.
- 11.14 Where land is required to enable a new school project, this must be provided to the Council's specification in terms of size, shape, condition, and timescale. Land should be provided at nil cost. Site sizes required are based on Building Bulletin 103 adjusted for Cambridgeshire requirements and include buildings, circulation and servicing and playing fields. Further guidance on site size requirements is in the Planning Obligations Strategy.
- 11.15 All projects will be indexed using the BCIS index, to a specified date. Triggers will be agreed to ensure the timely transfer of land (where appropriate) and financial contributions to deliver the education infrastructure.
- 11.16 [Securing Developer Contributions for Education \(August 2023\)](#) provides non-statutory guidance from the Department for Education (DfE) to help local authorities secure developer contributions for education infrastructure to mitigate the impact of development. The guidance promotes good practice on evidencing these impacts, engaging with local planning authorities, and delivering expanded or new facilities with funding from housing development.
- 11.17 The County Council may assist in facilitating, but will not itself provide, nursery provision that provides a broader range of childcare services, outside of the early years setting.

## Exemptions

11.18 The following will be exempt from education contributions:

- Residential development for age restricted development (usually defined as aged over 55), or people living in care homes or assisted living

- Student accommodation
- Language schools

### **Further guidance**

11.19 Applicants for planning permission should contact the County Council via email [GrowthDevelopment@cambridgeshire.gov.uk](mailto:GrowthDevelopment@cambridgeshire.gov.uk) to obtain pre-application advice in the education implications for their development

[Cambridgeshire County Council Draft Planning Obligations Strategy](#)

DRAFT



## Chapter 12: Public Art

### Introduction

- 12.1 Both Councils place significant importance on the provision of public art and support best practice in its commissioning. Successful public art demonstrates ambition and innovation and is relevant to its context, engages people and contributes to local identity. The only constant element of public art is that it is artist-led and community or site specific.
- 12.2 A wide range of permanent, temporary and process-led works have been developed with communities and these have helped shape the public realm, played a role in integrating existing and new communities, contributing positively to quality of life and bringing social benefits. This has led to the creation of a rich and diverse portfolio of high-quality public art across Greater Cambridge with lasting legacies. Public art is supported as a key element of placemaking, through engaging with a diverse audience about issues directly relevant to their lives and ensuring equitable provision and access across all communities.

### Policy Context

#### Cambridge

- 12.3 Cambridge Local Plan 2018 Policy 56 requires the design of new buildings, and the spaces around them, to embed public art as an integral part of the proposal. In this context, public art is considered a key component of successful placemaking. Policy 59 seeks the provision of a high-quality public realm both within and adjoining development sites that takes a coordinated approach to the design and siting of street furniture, boundary treatments, lighting, signage and public art. Policy 85 recognises that planning obligations can include cultural facilities, including public art.
- 12.4 Implementation of the public art policies of the Local Plan are further supplemented by guidance set out in the [Cambridge City Council Public Art SPD 2010](#) that remains a material consideration. The SPD provides a comprehensive guide to enable the successful delivery of public art linked to development proposals, including a basis for calculating the value to be attributed to the delivery of a public art scheme and its maintenance (subject to viability and scale of proposal).



- 12.5 In March 2022, the City Council adopted a Manifesto for Public Art entitled 'The Cambridge Perspective: Art Artists Community Place Change (Art and Artists at the Heart of Community)'. This is a public declaration of the City's intentions for developing public art.

### South Cambridgeshire

- 12.6 South Cambridgeshire Local Plan 2018 Policy HQ/2 encourages the provision or commissioning of public art that is integrated into the design of development as a means of enhancing the quality of development proposals. Policies HQ/2 and SC/4 further require the provision of public art to involve the local community, suggesting it could also be community-led, and should have regard to the local circumstances of the site and/or local aspirations. The policies also clarify the approach to be taken where a scheme is unable to achieve suitable provision onsite and, where public art is provided, that a contribution or commuted sums will be required for ongoing maintenance and to cover the cost of decommissioning where appropriate.
- 12.7 The [District Design Guide SPD \(2010\)](#) paragraphs 6.54 – 6.61 provides guidance regarding the successful delivery of public art, reiterating the requirement for public art to be designed in parallel with the design of buildings and spaces. It advises that the artwork may be large or small, mobile or static, integral to a building or freestanding, fine art or functional and produced for external or internal public spaces. It further that establishes the approach for determining the level of public art provision.

### **Development types from which Obligations will be sought**

- 12.8 All forms of major development are required to make provision for public art.
- 12.9 For Outline planning permission, planning applications should provide a Public Art Strategy, including indicative budget. For Full Planning and Reserved Matters applications, these should be supported by a Public Art Delivery Plan.

### **Form in which contributions should be made**

- 12.10 Where the 1% value of the estimated capital construction costs of a project is likely to exceed £60,000 i.e. where capital construction costs are estimated to exceed £6,000,000. a s106 obligation will be the vehicle to secure the delivery of a Public Art Strategy or Public Art Delivery Plan. Public art will be secured via planning condition where the 1% value is below this figure.

- 12.11 Where a s106 obligation is required, an attributable value equivalent to 1% of the capital construction costs should be the starting point for the development of a Public Art Strategy or Public Art Delivery Plan.
- 12.12 For major development on very large and complex sites, where the capital value reaches tens of millions of pounds, a 1% public art value may not be an appropriate measure for setting budgets. In such cases, budgets will be agreed through negotiation on a case-by-case basis, subject to meeting the policy objectives. These negotiations will be informed from thorough evaluation processes and the technical knowledge of public art expertise. In all cases, 1% (index linked) remains the starting point for any negotiations for public art, on any site.
- 12.13 Unless otherwise agreed, VAT and other taxes are not seen as being eligible costs. The public art budget does not include the preparation of materials and information required to be submitted as part of the planning application. Using the public art budget to fund capital items is not accepted except as an enhancement of the cost of the capital item and the added value of the contribution must be demonstrated.

#### Approach

- 12.14 Public art should be developed through a three-way partnership between the developer, an art consultant, and the Council and involve consultation with the local community. The s106 agreement should include an agreed and negotiated commuted sum based on the complexity and timelines as set out in each Public Art Delivery Plan or Strategy to cover the Council's requirement for its own public art expertise to support its delivery. This will ensure the facilitation, oversight, and monitoring of the development and delivery of public art, which, on large sites, can span years. As required by both Local Plans, the provision of the public art must be integrated into the design of a new development.

#### Cambridge City Council

- 12.15 As set out in section 5.7 of the Public Art SPD, art and art practice continually evolve. For example, digital and web-based projects may be as valid as physical projects for inclusion within public art proposals. Consequently, it is not appropriate to try to define what art forms and functions are suitable, whether delivered by s106 agreements or other means. Traditional, contemporary and experimental work should be supported, and the choice will depend on the context and purpose. One of the aims of the SPD is to provide

criteria and a framework for debate that can address a wide range of views. A critical requirement is that the commissioned work should be original, of high quality, designed for the community and produced or facilitated by an artist or craftsman. In terms of delivery, projects may focus on the process as much as the product and be community based.

### South Cambridgeshire District Council

12.16 As set out in the supporting text to policy SC/4 of the South Cambridgeshire Local Plan, public art can encompass a wide range of approaches. It could include designing a development so that functional elements such as lighting, seating, fencing, landscape, fountains and water features, and signage are bespoke or it could be a landmark work such as a sculpture. Alternatively, it could include provision of space, facilities and/or to enable performing arts, and play a role in linking existing and new residents in a community and help bring existing and new residents together which can help build new communities.

### **Exemptions**

12.17 The decision on the exemption of public art within new development will be dealt with on a case-by-case basis but will include consideration if it is not possible to achieve an appropriate publicly visible artwork on or close to the development site. In such circumstances, a financial contribution to support public art initiatives within the vicinity of the development may be sought, especially if the development is in an area deemed deficient in public art as demonstrated through a public art audit.

### **Further guidance**

[Public Art Supplementary Planning Document - Cambridge City Council \(2010\)](#)

[South Cambridgeshire Public Art Supplementary Planning Document \(2009\)](#)

[South Cambridgeshire District Design Guide Supplementary Planning Document \(2010\)](#)

### Other sources

[Arts Council](#)

[Public Art Online](#)

## Chapter 13: Burial Space

### Introduction

- 13.1 The Local Government Act 1972 provides burial authorities (defined to include district councils of London boroughs and parish councils) with a general power to provide and maintain public cemeteries, but there is no statutory duty to provide burial space. Specific powers and duties of burial authorities are set out in the Local Authorities Cemeteries Order 1977.
- 13.2 Cambridge City council provides details on its [bereavement services website](#). The area is serviced by the Cambridge Crematorium, and a number of cemeteries. In South Cambridgeshire most villages have churchyards or cemeteries, with varying amounts of future capacity.

### Policy Context

#### Cambridge

- 13.3 Cambridge Local Plan 2018 Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy, although provision for burials is not specifically listed.

#### South Cambridgeshire

- 13.4 South Cambridgeshire Local Plan 2018 Policy SC/4 Meeting Community Needs states that all housing developments will include or contribute to the provision of the services and facilities necessary to meet the needs of the development. The community facilities and services to be provided include provision for provision for burials. For large strategic developments this may require onsite provision. Policy SC/4 requires detailed assessments for sites over 200 dwellings.

### Development types from which Obligations will be sought

- 13.5 Residential development.

### Form in which contributions should be made

- 13.6 Burials in South Cambridgeshire are provided in a variety of ways. New settlements have been required to delivery new burial space, for example at Cambourne. Most burial space in villages is provided through churchyards,

Parish Council owned facilities or through trusts. Many of these cemeteries are operating at or near capacity.

- 13.7 Proposals for sites over 200 dwellings should be accompanied by assessments of need and strategies regarding how the need will be addressed.
- 13.8 Each hectare of a cemetery can accommodate around 3000 burial plots (equivalent to around 3.33m<sup>2</sup> per each plot).
- 13.9 Presently the ratio between cremations and burials is 70/30 (source: Constitutional Affairs Select Committee Eighth Report, 2006) equating to a standard of around 0.1ha per 1000 people.

#### Burial space required per dwelling size

Dwelling size	Burial space required (m <sup>2</sup> )
1 bed	1.23
2 bed	2.06
3 bed	2.83
4 bed+	3.26

- 13.10 For smaller developments, where a need is identified in consultation with the Parish Council a planning obligation will be sought towards the improvement of existing or provision of new burial space.
- 13.11 The cost of acquiring new land for burials is around £240,000 per hectare and the cost of preparing that land for burials is £100,000 per hectare meaning a contribution of £34 per m<sup>2</sup> of burial space or £113.22 per each plot.

#### Burial sites contributions by dwelling size

Dwelling size	Cost by dwelling size (£)
1 bed	139.26
2 bed	233.23
3 bed	320.10
4 bed+	369.10

### **Exemptions**

- 13.12 No specific exemptions.

## Chapter 14: Public Open Space

### Introduction

- 14.1 Open space is an essential part of our places and is needed to provide for the outdoor recreation needs of residents as well as making a significant contribution to setting, character, amenity and biodiversity.
- 14.2 New development adds to the number of people using open spaces. The adopted Local Plans minimum standards for the provision of new open space, that should be delivered on site where appropriate, and where not delivered onsite financial contribution should be made to enable delivery of new spaces or the improvement of existing spaces.

### Policy Context

#### Cambridge

- 14.3 Cambridge Local Plan 2018 Policy 68: requires that all residential development proposals should contribute to the provision of open space and recreation sites/facilities on-site. Alternative off site provision may be acceptable if the proposed development is of insufficient size to make appropriate provision feasible within the site, or in exceptional circumstances, if taking into account the accessibility/capacity of existing open space sites/facilities and the circumstances of the surrounding area the open space needs of the proposed residential development can be met more appropriately by providing either new or enhanced provision off-site. Appendix I of the Local Plan provides detailed guidance on standards and how they should be applied.

#### South Cambridgeshire

- 14.4 South Cambridgeshire Local Plan 2018 Policy SC/7 requires all housing developments to contribute towards open space to meet the needs generated and includes minimum standards. Where appropriate, provision will be on-site so that provision is integrated into the development and benefits to the health and wellbeing of new residents are maximised, guided by Figure 10. However, an appropriate contribution will be required for off-site provision of the types of space not provided on-site.

- 14.5 South Cambridgeshire Open Space in New Developments Supplementary Planning Document includes guidance on the design of open spaces. NOTE: Parts of this SPD are superseded by this chapter, in particular the costings in section 2.
- 14.6 Some site specific policies within the local plans, and in Area Action Plans, provide guidance to open space issues in particular areas. Neighbourhood Plans also form part of the adopted development plan. A number of these plans contain specific policies and requirements in relation to open space within their area.

#### **Development types from which Obligations will be sought**

- 14.7 Residential development, and potentially other forms of commercial development.
- 14.8 Large scale commercial developments (above 5000m<sup>2</sup>) will be required to consider how the needs of their workers and visitors will be met for social and leisure facilities. If the need cannot be met through existing or additional on-site facilities this could mean off site contributions to address the impact on facilities is necessary and will be sought.
- 14.9 Proposals that require the delivery of open space through new development should explain how the proposed on-site provision and off-site contributions comply with Local Plan policies and have taken into account local strategies and projects.

#### **Form in which contributions should be made**

- 14.10 The standards are applicable to all new residential units created as a result of development, including conversions. Requirements will also be applied to other forms of resident development, for example aparthotels. Requirements are calculated based on the anticipated number of new residents generated by the development.
- 14.11 In addition to the standards applying to residential development, the Councils may seek open space provision as part of business park, retail and large-scale commercial developments in order to meet the needs of staff and visitors but also to protect local facilities that could be put under undue pressure.



14.12 On individual sites negotiation may take place on the types of space provided on site, taking account of the needs and opportunities of the area, existing provision and any identified deficiencies in provision. When considering existing provision, educational establishments without a guaranteed level of public access and use for the foreseeable future will not be counted. Facilities in educational ownership where community use is secured through written agreement can be included.

### Outdoor Sports Facilities

14.13 Outdoor sport comprises facilities such as grass pitches for a range of sports, bowling greens, tennis courts, athletics tracks and multi-use games areas plus ancillary facilities such as lighting, car park, changing and storage.

14.14 The Cambridge Local Plan requires 1.2 hectares per 1000 people of playing pitches, courts and greens. Appendix I states that this is an amalgamation of standards for different sports, based on team generation rates and current provision, and provides guidance regarding how this should be addressed.

14.15 The South Cambridgeshire Local Plan requires a minimum of 1.6 hectares per 1000. Figure 10 of the Local Plan provides guidance on when different types of provision should be provided onsite, with onsite provision anticipated on sites above 200 dwellings.

14.16 The delivery of on-site outdoor playing pitches should be made with regard to the most recently adopted Greater Cambridge Playing Pitch Strategy. Developers of large windfall sites not accounted for in the study will be required to submit a sports strategy.

### Provision for Children and Teenagers

14.17 Provision for children and teenagers needs to deliver attractive, safe and creative places where children and teenagers can enjoy physical activity, socialising and quiet contemplation.

14.18 The Cambridge Local Plan requires 0.3 hectares per 1000 of equipped children's play areas and outdoor youth provision. Appendix I includes a play space typology, which establishes expectations regarding the quantity, quality and accessibility of a range of play space types. This should be considered when planning for on-site provision.



14.19 In South Cambridgeshire, the standard requires formal Children's Play Space 0.4ha. per 1,000 people comprising formal equipped play areas and provision for teenagers including wheeled sports parks and macadam kick-about areas, and Informal Children's Play Space 0.4ha. per 1,000 people for informal play, including grass kick-about areas. Figure 10 of the Local Plan provides guidance on when different types of plays pace should be provided onsite.

#### Informal open space

14.20 The Cambridge Local Plan requires 2.2 hectares per 1000 of Informal provision, including recreation grounds, parks, natural greenspaces and, in town centres or urban locations, usable, high quality, public hard surfaces. It will not always be possible to deliver this on-site on smaller developments, but amenity greenspace (informal play space used for kickabout and casual play space) should be considered on all developments of 25 dwellings and over. Provision may also be required on developments of less than 25 dwellings subject to design and context considerations. On larger developments, for example 100 dwellings or more, larger types of informal open space, such as urban parks and gardens and larger areas of natural green space, should be considered.

14.21 In South Cambridgeshire, the standard requires a minimum 0.4ha. per 1,000 people of informal space. Informal open spaces are used by people of all ages for informal unstructured recreation such as walking, relaxing, or a focal point, ranging from formal planted areas and meeting places to wilder, more natural spaces, including some green linkages.

#### Allotments and Community Orchards

14.22 Allotment and community orchards create multiple benefits for communities, supporting healthy lifestyles and healthy living whilst contributing to the environment and biodiversity. In addition to more traditional allotments, community orchards also provide opportunities linked to the heritage of Cambridgeshire. Other food growing opportunities can also be designed into developments such as roof gardens, raised beds, in schools or care homes, or in the form of temporary provision though meanwhile uses.

14.23 Cambridge Local Plan (in appendix I) open space and recreation standards also sets a minimum standard of 0.4 hectares per 1000 people for allotments.

Cambridge Local plan paragraph I.12 identifies issues that should be considered as to whether provision is onsite, and I.9 advises that for many developments, particularly in the built-up area of Cambridge on site provision will be challenging.

14.24 South Cambridgeshire Local Plan Policy SC/7 requires a minimum of 0.4 hectares per 1000 people of allotments and community orchards. The standard stated in the policy is equivalent to 32 allotments per 1,000 households. Figure 10 identified that provision on site will generally be sought above 200 dwellings. The South Cambridgeshire Local Plan specifically references allotments and Community orchards within this element of open space provision. The mix should take account of the opportunities in relation to a specific site.

#### Onsite Provision

14.25 If provision is made on site as part of the development developers must arrange for the future maintenance and management. For new developments, it is the developer's responsibility to ensure that the open space and facilities are available to the community in perpetuity and that satisfactory long-term levels of management and maintenance are guaranteed. Early consultation and resolution of these matters is recommended to avoid delays in the planning process. The Council will need to be satisfied that appropriate arrangements are in place before planning permission is granted.

14.26 In Cambridge, open space may be adopted by Cambridge City Council if it meets their thresholds and standards. It is advised to consult the City Services team. Cambridge City Council manages 103 play spaces across the City Council area. The Cambridge City Council Outdoor Play Spaces Investment Strategy (2024) sets out the Council's vision and strategic aims for the provision of outdoor play for children and young people from 2024. Proposals for new open spaces should be considered in consultation with the City Services team.

14.27 In South Cambridgeshire, it is strongly advised that in the majority of cases new open spaces and facilities should come under the freehold ownership of the Parish Council or Town Council or a local community organisation or trust that has clear accountability, is properly constituted, represents the best interests of the whole community and appropriate access by the community is guaranteed into perpetuity.

- 14.28 If a developer, in consultation with the City or District Council and Town / Parish Council, decides to transfer the site to a management company, the Council will require appropriate conditions to ensure public access and appropriate arrangements in the event that the management company becomes insolvent (a developer guarantee).
- 14.29 Early delivery of provision will generally be required in order that the needs of residents are met.
- 14.30 If being delivered by the developer onsite provision will need to be of a suitable standard for adoption. The developer will be required to pay for the cost of inspection by a specialist to check that the area or facility is completed to an acceptable quality and is fit for purpose. Such specialists will come from organisations such as ROSPA, API, NPFA and SAPCA. If developers are providing additional off-site land to meet their obligations for formal sport or children's play space, this will also be provided with an appropriate capital sum to make the facility "fit for purpose" for the activity in question. For example, for pitches this will involve the cost to level, drain, seed and prepare for sporting use to a standard that is acceptable to the Governing Body of Sport for "club" use.
- 14.31 Allotments will need to be of a suitable standard for adoption and should consider issues including water supply (in particular opportunities for rainwater collection), security and fencing, storage (and potentially communal buildings), suitable soil quality, composting facilities, access and parking. Community orchards should be specifically designed and planted, to provide a suitable environment for effective management and ongoing maintenance as a community resource.
- 14.32 Developers will be responsible for maintaining open spaces and facilities until they have been formally transferred to the managing organisation. They will be required to provide maintenance plans to demonstrate how this will be done, for approval as part of reserved matters applications prior to development. Facilities and land will normally be transferred as freehold. They will also be required to contribute towards the initial burden of maintaining outdoor play space and open space created to meet the needs of the development. A 15-year indexed commuted maintenance fee will be required as well as a replacement cost, although there may be instances

where the circumstances of a particular site require a contribution calculated on a longer period where there is sufficient justification.

### Offsite Payments

- 14.33 Where onsite provision is not made, or only partially made, offsite contributions may be required to support the improvement of existing facilities or spaces or delivery of new spaces or facilities to meet the needs generated by the development.
- 14.34 In Cambridge relevant projects will be identified in consultation with service providers. Many facilities provide city wide coverage, and projects may reflect that. In South Cambridgeshire this will be based on considerations within the village or adjoining area and will be determined in consultation with the Parish and Town Councils. Larger projects identified may require contributions from a number of developments to allow them to be implemented.
- 14.35 Developers will be required to contribute towards the initial burden of maintaining outdoor play space and open space created to meet the needs of the development. The Council will require a Commuted Maintenance Payment for open spaces provided by the new development. These Commuted Maintenance Payments are intended to fund a stream of index linked revenue payments which will pay for the maintenance of both on-site and off-site open space and facilities where they directly relate to the new community. They will be required to cover a 15-year period.
- 14.36 Open space costs have been reviewed by the Councils' Infrastructure Delivery Plan Consultants (Atkins and LUC). A land cost of £240,000 per hectare has been included.

### Cambridge

#### **Summary of Cambridge open space standards**

<b>Open space type</b>	<b>Hectares per 1000 people</b>	<b>Square Metres per Person</b>
Outdoor Sport	1.2	12
Provision for Children and Teenagers	0.3	3
Informal open space	1.8	18
Allotments	0.4	4

Total	3.7	37
-------	-----	----

### Area of provision by dwelling size

	Outdoor Sport (m2)	Provision for Children and Teenagers (m2)	Informal Open Space (m2)	Allotments (m2)	Total (m2)
1 Bed	14.76	0.00	22.14	4.92	41.82
2 Bed	24.72	6.18	37.08	8.24	76.22
3 Bed	33.96	8.49	50.94	11.32	104.71
4 Bed	39.12	9.78	58.68	13.04	120.62

### Capital costs

	Cost per Square Meter (£)	Cost per person (£)
Outdoor Sport	26.83	321.92
Provision for Children and Teenagers	144.99	434.98
Informal open space	19.86	357.54
Allotments	12.82	51.29
Total per person	204.51	1,165.73

14.37 Applying the costs to the occupancy rates results in the following requirements.

### Capital costs by dwelling size

	Outdoor Sport (£)	Provision for Children and Teenagers (£)	Informal Open Space (£)	Allotments (£)	Total (£)
1 Bed	395.96	0.00	439.77	63.09	898.82
2 Bed	663.16	896.06	736.53	105.65	2,401.40
3 Bed	911.03	1,230.99	1,011.84	145.15	3,299.02
4 Bed	1,049.46	1,418.03	1,165.58	167.21	3,800.28

### Maintenance costs

	Cost per Square Metre (£)	Cost per person (£)	Cost per person (15 years) (£)
Outdoor Sport	2.45	29.34	440.11
Provision for Children and Teenagers	9.99	29.98	449.77
Informal open space	0.66	11.84	177.61
Allotments	0.45	1.81	27.20
Total per person	13.55	72.98	1,094.69

### Maintenance costs by dwelling size per year

	Outdoor Sport (£)	Provision for Children and Teenagers (£)	Informal Open Space (£)	Allotments (£)	Total (£)
1 Bed	36.09	0.00	14.56	2.23	52.88
2 Bed	60.44	61.77	24.39	3.74	150.34
3 Bed	83.03	84.86	33.51	5.13	206.53
4 Bed	96.65	97.75	38.60	5.91	237.91

### Land costs per dwelling

	Outdoor Sport (£)	Provision for Children and Teenagers (£)	Informal Open Space (£)	Allotments (£)	Total (£)
1 Bed	354.24	0	531	118	1,003.68
2 Bed	593.28	148	890	198	1,829.28
3 Bed	815.04	204	1,223	272	2,513.04
4 Bed	938.88	235	1,408	313	2,894.88

### Total off-site contributions

	Outdoor Sport (£)	Provision for Children and Teenagers (£)	Informal Open Space (£)	Allotments (£)	Total (£)
1 Bed	1,291.54	0.00	1,189.59	214.62	2,695.77
2 Bed	2,163.06	1,970.91	1,992.33	359.45	6,485.77
3 Bed	2,971.58	2,707.60	2,737.03	493.81	8,910.03
4 Bed	3,423.10	3,119.01	3,152.91	568.84	12,263.85

## South Cambridgeshire

### Summary of South Cambridgeshire open space standards

Open space type	Hectares per 1000 people	Square Metres per Person
Outdoor Sport	1.6	16
Children's Play space (equipped / formal)	0.4	4
Children's Play space (unequipped / informal)	0.4	4
Informal open space	0.4	4
Allotments and Community Orchards	0.4	4
Total	3.2	32

### Area of provision by dwelling size

	Outdoor Sport (m2)	Children's Play space (equipped / formal) (m2)	Children's Play space (unequipped / informal) (m2)	Informal Open Space (m2)	Allotments and Community Orchards (m2)	Total (m2)
1 Bed	19.68	0.00	0.00	4.92	4.92	29.52
2 Bed	32.96	8.24	8.24	8.24	8.24	65.92
3 Bed	45.28	11.32	11.32	11.32	11.32	90.56
4 Bed	52.16	13.04	13.04	13.04	13.04	104.32

### Capital costs

	Cost per Square Metre (£)	Cost per person (£)
Outdoor Sport	80.83	1,293.25
Children's Play space (equipped / formal)	144.99	579.97
Children's Play space (unequipped / informal)	9.80	39.20
Informal open space	12.82	51.29
Allotments and Community Orchards	12.82	51.29
Total per person	261.27	2,015



### Capital costs by dwelling size

	Outdoor Sport (£)	Children's Play space (equipped / formal) (£)	Children's Play space (unequipped / informal) (£)	Informal Open Space (£)	Allotments and Community Orchards (£)	Total (£)
1 Bed	1,590.70	0	0	63.09	63.09	1,716.87
2 Bed	2,664.10	1194.74	80.75	105.66	105.66	4,150.90
3 Bed	3,659.90	1641.32	110.94	145.15	145.15	5,702.45
4 Bed	4,216.00	1890.70	127.79	167.21	167.21	6,568.90

### Maintenance costs

	Cost per Square Metre (£)	Cost per person (£)	Cost per person (15 years) (£)
Outdoor Sport	2.87	45.89	688.34
Children's Play space (equipped / formal)	10.00	39.98	599.70
Children's Play space (unequipped / informal)	0.63	2.52	37.80
Informal open space	0.45	1.81	27.20
Allotments and Community Orchards	0.45	1.81	27.20
Total per person	14.40	92.02	1,380.24

### Maintenance costs by dwelling size per year

	Outdoor Sport (£)	Children's Play space (equipped / formal) (£)	Children's Play space (unequipped / informal) (£)	Informal Open Space (£)	Allotments and Community Orchards (£)	Total (£)
1 Bed	56.44	0.00	0.00	2.23	2.23	60.90
2 Bed	94.53	82.36	5.19	3.74	3.74	189.55
3 Bed	129.87	113.14	7.13	5.13	5.13	260.41
4 Bed	149.60	130.33	8.22	5.91	5.91	299.97

### Land costs per dwelling

	Outdoor Sport (£)	Children's Play space	Children's Play space (unequipped)	Informal Open Space	Allotments and Community	Total (£)



		(equipped / formal) (£)	/ informal) (£)	(£)	Orchards (£)	
1 Bed	472.32	0.00	0.00	118.08	118.08	708.48
2 Bed	791.04	197.76	197.76	197.76	197.76	1,582.08
3 Bed	1086.72	271.68	271.68	271.68	271.68	2,173.44
4 Bed	1251.84	312.96	312.96	312.96	312.96	2,503.68

### Total off-site contributions

	Outdoor Sport (£)	Children's Play space (equipped / formal) (£)	Children's Play space (unequipped / informal) (£)	Informal Open Space (£)	Allotments and Community Orchards (£)	Total (£)
1 Bed	2,909.68	0.00	0.00	214.62	214.62	3,338.92
2 Bed	4,873.12	2627.88	356.38	359.45	359.45	8,576.27
3 Bed	6,694.62	3610.15	489.59	493.81	493.81	11,781.97
4 Bed	7,711.82	4158.68	563.98	568.84	568.84	13,572.16

### Exemptions

14.38 Exceptions are set out in Table I.3 of the Cambridge Local Plan, and within policy SC/7 of the South Cambridgeshire Local Plan.

#### Outdoor Sports

14.39 Cambridge: Not required from Nursing Homes (use class C2). Full provision will not be sought if the accommodation is directly linked to a college or university by a s106 Agreement and it can be shown that adequate provision of outdoor or indoor sports facilities is made by that college or university.

14.40 South Cambridgeshire: Not required from housing provision consisting of Sheltered housing, Extra Care housing, and residential and nursing homes.

#### Provision for Children and Teenagers

14.41 Cambridge: Not required from one bedroom units, retirement housing (C3 where there is an age restriction to over 55's, or C2 nursing homes), non-family student accommodation, student family housing if the development is on a college campus and it can be shown that adequate appropriate open space is provided by the college such that students are unlikely to make significant use of other informal open space.

14.42 South Cambridgeshire: Not required from one bedroom units, housing provision consisting of Sheltered housing, Extra Care housing, and residential and nursing homes.

#### Informal Open space

14.43 Cambridge: Not required from non-family student accommodation or student family housing if the development is on a college campus and it can be shown that adequate appropriate open space is provided by the college such that students are unlikely to make significant use of other informal open space.

#### Allotments

14.44 Cambridge: Not required from non-family student accommodation or student family housing

#### **Further guidance**

##### Cambridge

- [Cambridge Open Space and Recreation Strategy - Cambridge City Council \(2011\)](#)
- [Cambridge City Council Outdoor Play Spaces Investment Strategy \(2024\)](#)

##### South Cambridgeshire

- [South Cambridgeshire Open Space in New Developments Supplementary Planning Document \(2009\)](#)
- [South Cambridgeshire Recreation and open space study - South Cambridgeshire District Council \(2013\)](#)
- [Allotment toolkit - South Cambridgeshire District Council](#)

##### Greater Cambridge (Cambridge and South Cambridgeshire)

- [Cambridge and South Cambridgeshire Playing Pitch Strategy 2015-2031 \(2016\)](#)

Others:

- [Community Orchards: How to Guide - Communities and Local Government \(2011\)](#)

DRAFT

## Chapter 15: Indoor Sports, including Swimming

### Introduction

- 15.1 Sports and leisure facilities are important for the health and wellbeing of residents, and to help keep people physically active. New development places additional demand on facilities many of which are already at capacity, and therefore it is important that developers contribute to mitigate these impacts.

### Policy Context

#### Cambridge

- 15.2 Cambridge Local Plan 2018 Policy 68 Open space and recreation provision through new development requires that all residential developments should contribute to the provision of recreation sites/facilities in accordance with the council's Open Space and Recreation Standards. Appendix I includes a standard of one swimming pool for every 50,000 people and one sports hall for every 13,000 people. Policy 73 Community, sports and leisure facilities provides requirements and guidance for provision as part of new developments.

#### South Cambridgeshire

- 15.3 South Cambridgeshire Local Plan 2018 Policy SC/4 Meeting Community Needs require all housing developments to include or contribute to the provision of the services and facilities necessary to meet the needs of the development, including sports facilities.

### Development types from which Obligations will be sought

- 15.4 All residential development, and potentially some forms of commercial development.
- 15.5 Large scale commercial developments (above 5000m<sup>2</sup>) will be required to consider how the needs of their workers and visitors will be met for social and leisure facilities. If the need cannot be met through existing or additional onsite facilities this could mean off site contributions to address the impact on facilities is necessary and will be sought.

## Form in which contributions should be made

- 15.6 The Indoor Sports Facility Strategy 2015-2031 acts as a guide for the future provision of indoor sports halls, swimming pools and outdoor cycling facilities to serve existing and new communities in Cambridge and South Cambridgeshire. The strategy assesses existing facilities, the future need for sport and active recreation facilities, and opportunities for new provision. This strategy will be kept up to date and provision should take count of the most up to date version.
- 15.7 While there are many sports halls in both the City and District, many are on school sites can limit public access, or are ageing and are in need to investment to retain their appeal to users. Need has also been identified for some specific sports like indoor handball indoor tennis, as well as for increased accessibility to facilities.
- 15.8 Swimming remains a popular sporting activity, with current levels of swimming visits at over 600,000 within all city pools, and still increasing year on year, going against a national trend for a decline in swimming visits around the country. If the City pools are to keep up with the local demand and future growth in the district, and are to remain facilities enjoyed by local residents, capital investment will be required to keep them serviceable, modern, and appealing, and therefore require the investment of existing and future s106 developer swimming and sporting contributions. In addition, new swimming pools are needed in South Cambridgeshire where provision is particularly low.

### Onsite Provision

- 15.9 Due to the scale and nature of facilities new provision on site is only likely to be required in the largest forms of development, such as urban extensions and new settlements. Onsite provision will need to consider the scale and range of this provision appropriate to the level of need generated by the development, its relationship with the wider area and Council strategies.
- 15.10 The Indoor Sports Facility Strategy takes into account planned growth to 2031. Where large windfall sites come forward, which have not been accounted for in the strategies, applicants should provide a sports strategy (also known as a facilities development plan) setting out the details of specific facilities to be developed, the rationale and need for these. An update of the study is being undertaken to inform the Greater Cambridge Local Plan.

## Offsite Contributions

- 15.11 Where onsite provision is not made, or only partially made, offsite contributions may be required to support the improvement of existing facilities or spaces or delivery of new spaces or facilities to meet the needs generated by the development.
- 15.12 Projects will be identified in consultation with service providers. Facilities, in particular swimming pools, can serve large catchments. Larger projects identified may require contributions from a number of developments to allow them to be implemented.
- 15.13 The costs of contributions will be guided by the Sport England Facilities Calculator. This estimates how much demand any given population would generate and the cost of providing that infrastructure.
- 15.14 At the time of publication, the Sport England Facilities Calculator requires £236 for swimming pool provision and £223 for indoor sports hall provision from each new person in Cambridge.
- 15.15 In South Cambridgeshire £225 per person is required for swimming pool provision and £185 for indoor sports hall provision for each new person.

## Cambridge Swimming Contributions Per Dwelling Size

Dwelling size	Cost by dwelling size (£)
1 bed	290.28
2 bed	486.16
3 bed	667.88
4 bed+	769.36

## Cambridge Indoor Sports Hall Contributions Per Dwelling Size

Dwelling size	Cost by dwelling size (£)
1 bed	274.29
2 bed	459.38
3 bed	631.09
4 bed+	726.98

### South Cambridgeshire Swimming Contributions Per Dwelling Size

Dwelling size	Cost by dwelling size (£)
1 bed	276.75
2 bed	463.50
3 bed	636.75
4 bed+	733.50

### South Cambridgeshire Indoor Sports Hall Contributions Per Dwelling Size

Dwelling size	Cost by dwelling size (£)
1 bed	227.55
2 bed	381.10
3 bed	523.55
4 bed+	603.10

### **Exemptions**

15.16 Cambridge: The Cambridge Local Plan 2018 states that full provision will not be sought if the accommodation is directly linked to a college or university by a s106 Agreement and it can be shown that adequate provision of outdoor or indoor sports facilities is made by that college or university.

### **Further guidance**

#### Cambridge

- [Cambridge City Council Swimming Pool Investment Strategy 2018](#)

#### Greater Cambridge (Cambridge and South Cambridgeshire)

- [Cambridge City Council and South Cambridgeshire District Council Indoor Sports Facility Strategy 2015-2031 \(June 2016\)](#)
- [Cambridge Playing Pitch and Indoor Sports Strategies Update \(October 2019 Environment and Community Scrutiny Committee\)](#)

#### Others:

- [Sport England Sports Facility Calculator](#)

## Chapter 16: Public Realm

### Introduction

- 16.1 Public realm relates to all those parts of the built environment where the public has free access. It encompasses streets, squares, and other rights of way, whether predominantly in residential, commercial or community/civic uses; the open spaces and parks; and the 'public/private' spaces where public access is unrestricted (at least during daylight hours). It includes the interfaces with key internal and private spaces to which the public normally has free access.

### Policy Context

#### Cambridge

- 16.2 Cambridge Local Plan 2018 includes a range of policies which seek to protect and enhance the public realm. Policy 10: The City Centre requires development in the city centre to contribute to the Council's aim of improving the capacity and quality of the public realm throughout the city centre. The Local Plan also identifies a range of Areas of Major Change and Opportunity Areas where a comprehensive approach to development and a high-quality public realm is sought. A number of these sites have their own Supplementary Planning Documents.
- 16.3 Policy 56 in Cambridge City Council's Local Plan explains how development will be supported if it is designed to be attractive, high-quality, accessible, inclusive and safe. In part i) of the policy it states that proposals should create and improve public realm, open space and landscaped areas that respond to their context and development as a whole and are designed as an integral part of the scheme. Policy 59 Designing landscape and the public realm states that high quality public realm must be designed as an integral part of new development and co-ordinated with adjacent sites and phases.

#### South Cambridgeshire

- 16.4 The South Cambridgeshire Local Plan Policy HQ1 Design Principles requires delivery of high-quality landscaping and public spaces, and the delivery of high-quality public realm. The [District Design Guide SPD \(2010\)](#) provide further details. A number of Neighbourhood Plans also provide policies and guidance on issues in particular areas.



## **Development types from which Obligations will be sought**

16.5 All development.

## **Form in which contributions should be made**

16.6 To a large extent the delivery of public realm through new developments will be through the design of new developments and through direct delivery of new places. Much of this will be achieved through planning conditions.

16.7 S106 could be used for a variety of on-site or off-site public realm improvements such as improving footways, street furniture, lighting or removal of street clutter. Where area wide schemes are sought contributions may be required through planning obligations. Each case will be considered on its individual merits.

16.8 Applications should detail how they will address the requirements of policies related to public realm improvements, including as part of their design and access statement.

16.9 Applicants will need to demonstrate public realm measures are suitably managed in perpetuity. S106 obligation will put in place measures to agree the management and maintenance of any unadopted areas. If they are proposed for adoption, they will need to be of a suitable standard. Upon transfer, a commuted maintenance payment will be required to cover the initial costs of maintaining the Public Realm (usually 15 years).

## **Exemptions**

16.10 No specific exceptions.

## Chapter 17: Waste and Recycling

### Introduction

- 17.1 Cambridge City Council and South Cambridgeshire District Council are designated Waste Collection Authorities and are responsible for collecting household waste. It is also responsible for the management of bring sites. Waste collection services are provided by the Greater Cambridge Shared Waste Service (GCSWS) serving over 127,000 homes in both South Cambridgeshire and Cambridge City, covering approximately 500 square miles each week. All recycling and waste operations are based at the Waterbeach Depot 7 miles north of Cambridge and operate 4 days a week domestically and 7 days a week serving thousands of local businesses and schools, colleges and other non-domestic premises.
- 17.2 Planning obligations will be required to address the impact of development on waste provision and services.

### Policy Context

#### Cambridge

- 17.3 Cambridge Local Plan 2018 Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use includes the requirement to address waste management. Waste Management is also listed as a potential requirement in Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

#### South Cambridgeshire

- 17.4 South Cambridgeshire Local Plan 2018 Policy HQ1: Design Principles requires facilities for waste management and recycling. Waste Management is also listed as a potential requirement in Policy TI/8: Infrastructure and New Developments.

#### Greater Cambridge (Cambridge and South Cambridgeshire)

- 17.5 Cambridgeshire County Council is the Waste Disposal Authority and is responsible for waste planning and disposal and in partnership with Peterborough City Council, has prepared and adopted the [Cambridgeshire and Peterborough Minerals and Waste Local Plan](#). Policy 14 Waste

Management Needs Arising from Residential and Commercial Development requires relevant residential and commercial planning applications to be accompanied by a completed Waste Management Guide Toolkit, which forms part of the latest RECAP Waste Management Design Guide Supplementary Planning Document (or similar superseding document). Where appropriate, and as determined through an assessment of the Toolkit submission, such new development may be required to contribute to the provision of bring sites and/or the Household Recycling Centre service.

- 17.6 The [RECAP Waste Management Design Guide Supplementary Planning Document](#) has been prepared and adopted jointly by Cambridgeshire County Council and Peterborough City Council in partnership with the district councils in the County. In Addition, the Greater Cambridge Shared Waste Service has produced a [Waste and Recycling guide for developers](#).

#### **Development types from which Obligations will be sought**

- 17.7 All development

#### **Form in which contributions should be made**

- 17.8 The following requirements will be applied to new developments.

##### Household Waste Bins

- 17.9 A set of 3 x 240 litre bins will be issued to new houses as standard. The size and quantity of bins issued to flats will be as per the agreement at the planning consultation stage.

- 17.10 Approach to Contributions:

- The cost to issue bins to new properties is a one-off £90 charge which covers all 3 bins.
- Where communal waste bins are provided a charge of £350 is applied per each new bin.

##### Underground Bins

- 17.11 GCSWS actively welcomes proposals from developers for alternative waste management solutions. GCWS request that developers of high-density

housing consider installing underground bin systems as their first option before looking towards conventional wheelie bin systems.

- 17.12 Developer to pay for and install infrastructure as required, in close collaboration with GCSWS and with reference to the Waste Storage and Collection Guidance for Developers. Developers should contact GCSWS as early in the planning stages as possible to discuss plans.

#### Refuse Collection Vehicles (RCV)

- 17.13 GCSWS deploys one RCV to cover all three waste streams (recycling, organic, residual) from 3,000 dwellings on a fortnightly collection pattern.
- 17.14 Both Councils have made formal commitments for the GCSWS to decarbonise their fleet of vehicles, including refuse collection vehicles, which contribute a significant proportion to the Councils' Greenhouse Gas emissions. In line with this programme, around half of all new Refuse Collection Vehicles are electric.
- 17.15 The cost of an electric RCV is about £433,000, equivalent to £80 per dwelling. The cost of a diesel RCV is about £240,000, equivalent to £144 per dwelling.
- 17.16 Developers will be required to pay the difference between the average cost of an electric vehicle and a diesel vehicle which is £112 per unit.

#### Bring Sites

- 17.17 Developers are required to provide hard standing within public realm areas where the Councils can place above ground banks working roughly on the ratio of one set of banks for every 800 dwellings (as per the RECAP Design Guide). The proximity of existing Household Waste Recycling Centre will also be considered in determining number of recycling banks required.

#### Household Recycling Centres

- 17.18 Household Recycling Centres are provided by the Waste Disposal Authority where members of the public can deliver household wastes for disposal. Recycling facilities may also be provided at these sites.
- 17.19 National legislation and policy seeks to ensure the diversion of waste disposal from landfill through waste minimisation, re-use, recycling and treatment. As a Waste Disposal Authority Cambridgeshire County Council is required by the

Environmental Protection Act 1990 to provide facilities at which residents may deposit their household waste.

- 17.20 The County Council will endeavour to ensure that the implications for waste management arising directly from non-minerals and waste management development are adequately and appropriately addressed. This approach has been taken forward through the Cambridgeshire and Peterborough Waste Partnership (RECAP), and has, since 2012, been assisted by a RECAP Waste Management Design Guide Supplementary Planning Document (SPD). This SPD sets out practical information on the provision of waste storage, waste collection and recycling in residential and commercial developments. It also includes a Toolkit which developers of such proposals are required to complete and submit as part of their planning application.
- 17.21 Planned housing growth in Cambridgeshire places further pressures on existing facilities and will require a combination of new or improved facilities to meet future demand. Contributions may be sought to deal with the cumulative impact of a series of both small and large developments.
- 17.22 Cambridgeshire County Council will assess the demands that the proposed development would have on existing facilities. Where the County Council concludes that a site currently has sufficient capacity to accommodate the proposed development, no contribution will be sought. However, where the proposed development is likely to result in a facility being unable to accommodate additional waste, contributions will be sought towards the provision of additional capacity.
- 17.23 Cambridgeshire County Council operates two Household Recycling Centres (HRC) in the Greater Cambridge area, at Milton and Thriplow. The County Council is bringing forward plans to redevelop the Milton HRC, to replace the current facility which must close by 2026 under its existing planning consent. The St Neots HRC and Bluntisham HRC, both in Huntingdonshire, have catchment areas that serve some parishes in South Cambridgeshire.
- 17.24 Where necessary, and as a consequence of the RECAP assessment, residential developments in Greater Cambridgeshire will be required to make appropriate contributions towards the improvement of these facilities within their respective catchment areas (see Table 8.1 of the RECAP SPD). The methodology for calculating financial contributions is set out on page 37 of the RECAP SPD.

## Exemptions

17.25 No specific exceptions.

## Further guidance

17.26 Applicants for planning permission should contact the County Council via email at [GrowthDevelopment@cambridgeshire.gov.uk](mailto:GrowthDevelopment@cambridgeshire.gov.uk) to obtain pre-application advice in the social and community implications for their development

- [RECAP Waste Management Design Guide Supplementary Planning Document](#)
- Greater Cambridge Shared Waste Service [Waste and Recycling guide for developers](#).

## Chapter 18: Emergency Services

### Introduction

- 18.1 New developments place new requirements for emergency services. Developers may be required to mitigate this impact to make a development acceptable.

### Policy Context

#### Cambridge

- 18.2 Cambridge Local Plan 2018 Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy lists provision for emergency services as a potential infrastructure need for new developments.

#### South Cambridgeshire

- 18.3 South Cambridgeshire Local Plan 2018 Policy TI/8: Infrastructure and New Developments lists provision for emergency services as a potential infrastructure need for new developments.

### Development types from which Obligations will be sought

- 18.4 All development

### Form in which contributions should be made

- 18.5 Dependent on the size and scale of a proposal, planning contributions may be used for support for emergency services including fire stations and fire safety centres, and funding to develop emergency planning and ambulance stations, as well as infrastructure for supporting the police service.
- 18.6 For larger strategic scale developments this could require on-site provision, and this should be considered in detailed assessment prepared by the developers in consultation with service providers.
- 18.7 Off-site contributions may be sought as part of the planning process on a site-by-site basis where the impact mitigation is necessary. This will be agreed in consultation with the relevant emergency services

## Exemptions

18.8 No specific exceptions.

DRAFT



## Chapter 19: Planning Obligations to support local employment and skills

### Introduction

19.1 While many areas of Greater Cambridge are comparatively affluent, there continue to be concentrations of poverty and deprivation in particular communities in Cambridge. The Cambridge City Council Community Wealth Building Strategy 2024 includes the strategic objective of increasing skill levels and social mobility. Employers can contribute directly to improved outcomes for local residents through adopting positive business practices such as providing local employment, apprenticeships and skills and training programmes.

### Policy Context

#### Cambridge

19.2 The Cambridge Local Plan 2018 includes a strategic objective to assist the creation and maintenance of inclusive, environmentally sustainable communities.

#### South Cambridgeshire

19.3 The South Cambridgeshire Local Plan 2018 seeks to ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone.

### Development types from which Obligations will be sought

19.4 Residential and commercial development

### Form in which obligations should be made

19.5 Major developments in Greater Cambridge will be encouraged to contribute towards the provision of skills and employment and supply chain opportunities for local residents and businesses through provision and implementation of an Employment and Skills Plan.

19.6 The Employment and Skills Plan should address opportunities that could be made available during both the construction and operational phases of a

development. The construction phase provides opportunities for local employment and pre-employment support, apprenticeships and training, and school, college and community engagement. Once complete the occupiers of commercial developments can also bring skills and employment opportunities for local people. In addition, during both construction and operational phases developments can generate opportunities for local businesses to become part of the contractor and occupiers' supply chains.

When will a skills plan be sought?

19.7 Employment and Skills Plans are most suited to larger developments. The following table will be used to guide when an employment and skills plan will be encouraged.

Use Class	Development	Threshold	Construction stage	Occupation stage
C3	Residential	50 or more dwellings	✓	
E	Commercial, business and service	Building(s) of 10,000m <sup>2</sup> or more	✓	✓
B2	General industrial	Building(s) of 10,000m <sup>2</sup> or more	✓	✓
B8	Storage and distribution	Building(s) of 10,000m <sup>2</sup> or more	✓	✓
C1	Hotel(s)	Building(s) of 10,000m <sup>2</sup> or more	✓	✓
F1	Learning and non-residential institutions	Building(s) of 10,000m <sup>2</sup> or more	✓	✓
F2	Local community	Building(s) of 10,000m <sup>2</sup> or more	✓	✓
Sui generis		Building(s) of 10,000m <sup>2</sup> or more	✓	✓

19.8 There may be occasions when commercial uses are developed jointly as part of one application. If the cumulative floorspace of these uses exceeds

10,000m<sup>2</sup>, the development will also be recommended to provide skills and employment and supply chain opportunities.

19.9 These thresholds are intended to promote the development of Employment and Skills Plans on major developments where there is likely to be scope to provide a significant contribution on site. We would also strongly encourage applicants on smaller schemes to work with the councils to demonstrate that they are maximising employment and skills outputs.

#### Skills and Employment Plans in s106 Agreements

19.10 If an Employment and Skills Plan is to be prepared and implemented, the provisions and requirements would be included within a s106 Agreement. This would typically include:

- A requirement for the developer and council to meet to discuss the development of a Skills and Employment Plan for the development prior to the implementation of the planning permission.
- The submission of a Skills and Employment Plan for the construction phase of the development for approval in writing by the Local Planning Authority (through the Economic Development Team) 3 months prior to the implementation of the planning permission.
- For phased developments the submission of an updated plan for each stage 3 months prior to commencement.
- The appointment of a Skills and Employment Plan co-ordinator
- A commitment not to implement the Planning Permission until the Employment and Skills Plan has been approved in writing by the Local Planning Authority.
- A commitment to comply with the Employment and Skills Plan during the development.

#### Content of Skills and Employment Plans

19.11 An Employment and Skills Plan should outline how the development will create skills, training and supply chain opportunities and how they will be realised locally. It should:

- Outline the overall approach to be taken by the developer and/or main contractor and how this will address the economic needs of local residents and businesses.

- Detail the measures that will be implemented to achieve the approach proposed, how they will be delivered and a timetable for implementation. This should include how they will be tailored to ensure that they will benefit local residents and businesses.
- Explain how opportunities will be made available to local residents who have difficulty accessing the labour market, for example but not limited to, NEETS (not in education, employment or training), armed services leavers, refugees and asylum seekers, care leavers, people in long-term unemployment, those with a disability, sickness, or caring responsibilities.
- Explain how opportunities will be made available to those who have not traditionally accessed the career paths available through the development, for example, women in construction.
- Explaining how they will look to support and develop SME's and local social businesses through their supply chain linked to community wealth building.
- Explain how they will look to encourage enterprise and skills development through the use of meanwhile space and onsite requirements - construction phase supply chain and things like catering/security)
- Establish specific measurable outputs for each individual measure (see below).
- Outline how the project, and each measure, will be managed and resourced. Identify keys stakeholders and relevant existing or future city, district or sub-region wide skills and employment initiatives and how the development will engage with them.
- Include a commitment that the outputs for the development will be written into any contracts with contractors, sub-contractors and new occupiers.

19.12 A recommended template for an Employment and Skills Plan is in preparation and will be provided on the Greater Cambridge Shared Planning Service website.

19.13 The developer will be responsible for the delivery of the Employment and Skills Plan. They must use their best endeavours to meet their employment and skills obligations on-site.

19.14 During the construction phase, it is expected that the developers will include the requirement to meet the agreed Employment and Skills Plan targets in their contracts with contractors and sub-contractors. For commercial developments, the occupation phase will require developers to use reasonable endeavours to agree internal protocols/agreements with new

occupier(s) that cover the targets, measures and monitoring laid out within the plan.

### Outputs

19.15 It is preferred that outputs in an Employment and Skills Plan are generated using an industry approved model such as by the Construction Industry Training Board (CITB), although other formats may be acceptable.

19.16 Employment and skills measures would include as many of the following as are practically achievable:

- Recruitment of local residents through job brokerage, job centres and other local organisations (the Councils' economic development teams may be able to assist with guidance on such opportunities).
- Creation of new apprenticeship opportunities. Indicative targets for placements are: 1 construction training placement will be required per: 20 residential units; 20 student/ hotel/ hostel bedrooms; 1000 sqm (GEA) commercial and employment floorspace (additional and/or replacement). All apprentices should be paid at least the local Living Wage.
- Accredited training, for example, CSCS cards (Construction Skills Certification Scheme).
- Pre-employment support, for example, mentoring, work trials and interview experience.
- Work experience and work placement opportunities designed to support education and learning (14-16 years, 16-19 years and 19+ years).
- Training and employment opportunities in areas such as retrofitting buildings to help reduce carbon emissions associated with energy use.
- Some larger development may require site-based facilities to implement the plan. These could be used for on-site training, accommodating school visits, on-site assessment inductions, skills audits, etc.

19.17 All of the measures above should work towards a target a high percentage of users from Greater Cambridge.

- Participation in education initiatives linking with local schools and colleges, supporting the transition between school and work, for example, through school talks and careers advice.
- Working with the voluntary and community groups locally to support disadvantaged people.

- Participation in local forums created to promote sector development, sharing good practice to stimulate improvement.

19.18 The above list is not exhaustive and it is recommended that applicants engage with the Councils' Economic Development teams as well as potential local employment and skills delivery partners during pre-app discussions or, where these do not taken place, early on in the planning application process.

19.19 As part of their supply chains obligations, developers should:

- Work with the councils to promote and advertise tender opportunities and to achieve the procurement of construction contracts and goods and services from companies and organisations based in Cambridge and South Cambridgeshire.
- Brief sub-contractors on the requirements for local procurement and ensure that cooperation is agreed as a prerequisite to accepting sub-contract tenders and include a written statement in contracts with sub-contractors encouraging them to work with local businesses.

19.20 Where relevant, the developer will be expected to engage with new skills and employment initiatives active in the local area for the duration of the s106 obligation commitments on skills and employment.

### Monitoring

19.21 The councils will seek to monitor the performance and process of Employment and Skills plans. The developer will be expected to:

- Inform the planning department when the development has commenced.
- In a non-residential development, inform the planning department when there are new occupiers.
- During the construction phase, submit a report at the end of each development phase detailing the outcomes achieved.
- During the occupation phase, provide quarterly reports detailing outputs achieved.

19.22 If, for some reason, the projected outcomes from the Employment and Skills Plan have not been implemented or achieved, and this has not been sufficiently justified, then the councils may seek measures to be undertaken to

rectify this situation. This may take the form of suitable alternative measures, or payments in lieu of, if the original outcomes can longer be secured.

### **Exemptions**

No specific exemptions.

### **Further guidance**

[Cambridge City Council Community Wealth Building Strategy](#)

DRAFT



## Chapter 20: Planning Obligations to support affordable workspace

### Introduction

- 20.1 The successful economy of the Cambridge area means that rents for employment space are high. This makes it difficult for some types of businesses, such as micro business or social enterprises, which are important for creating successful places. Rather like affordable housing, there is potential for large new commercial developments to make provision for this type of space, where suitable units are let at below market rates.
- 20.2 The Cambridge Community Wealth Building Strategy highlights the importance of supporting a vibrant local economy and facilitating partnership action to tackle inequalities.
- 20.3 In the London Plan, affordable workspace is defined as: "...workspace that is provided at rents maintained below the market rate for that space for a specific social, cultural, or economic development purpose." Affordable workspace provision offers the opportunity make economic, cultural and social impacts. For example, the floorspace could provide start-up space within Greater Cambridge's key economic sectors, creative space for local arts companies, local community workspace for home-workers and organisations or affordable space for local charities and third sector organisations.
- 20.4 The adopted Cambridge and South Cambridgeshire Local Plans do not include policies requiring affordable workspace provision. The potential for a requirement is being explored through the emerging Greater Cambridge Local Plan.
- 20.5 However, the provision of affordable workspace within new commercial developments is encouraged. This section of the SPD sets out how it will be applied and managed if developers make provision within a scheme.
- 20.6 In September 2024 the [Greater Cambridge Growth Sectors Study: Life science and ICT locational, land and accommodation needs](#) was published. The study involved significant engagement with stakeholders, businesses and other organisations. In exploring the needs of these sectors. It identified that in order to support the future needs of these sectors a range of premises in



terms of scale, particularly for life science businesses, ensuring that smaller start-ups and scale-ups are provided for. Opportunities for start-up space could also be delivered as affordable employment.

## **Policy Context**

### Cambridge

20.7 The Cambridge Local Plan 2018 includes a strategic objective to assist the creation and maintenance of inclusive, environmentally sustainable communities.

### South Cambridgeshire

20.8 The South Cambridgeshire Local Plan 2018 seeks to ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone.

## **Development types from which Obligations will be sought**

20.9 New major commercial developments, including mixed use schemes, may trigger a requirement for affordable employment space.

20.10 If provision is to be made, developers should submit the details of the affordable employment space with their proposal.

## **Form in which an obligation will be secured**

20.11 The provision of an element of affordable employment space will be most suited to large commercial schemes, and as a minimum over 10,000m<sup>2</sup>, in use classes E(g), B2 and B8. In London typical agreements have secured 10% of space within qualifying schemes.

20.12 If provision is to be made, early engagement with the relevant Councils' Economic Development team is vital. This may be during pre-app discussions or, where these do not take place, early in the planning application process.

### Onsite provision

20.13 The preferred sectors should be agreed on a case-by-case basis with the relevant Council Economic Development team.

- 20.14 A developer valuation, to be agreed with the LPA, will determine the local market rent and be used to agree a percentage of market price considered to be affordable.
- 20.15 In general, any provision of on-site affordable workspace must provide natural light and individual lockable units. There may be circumstances where small individual units may not be the best solution. Whilst these types of units are preferred, alternative measures such as shared workshops and makers spaces and hot-desking membership models, where justified by evidence of need, may be acceptable. This will be agreed on a case-by-case basis.
- 20.16 It is expected that on-site affordable workspace will be managed by a recognised affordable workspace provider. Where a developer wishes to manage the affordable workspace, they will need to provide information on how this would work.
- 20.17 Affordable workspace should remain for at least 15 years, but ideally in perpetuity, from the date of first occupation and be subject to an agreed Management Plan that should outline:
- The selected affordable workspace provider.
  - The sector focus for the accommodation and target tenants.
  - Units sizes, configuration of spaces, fit-out plans and the flexibility of layouts.
  - Lease arrangements, rents and services charges.
  - Shared facilities available to occupants.
  - Support services to be offered to occupants including relationships with business support providers.
  - Where appropriate, move-on mechanisms to be used, for example stepped rents.
- 20.18 Developers will be expected to provide annual reports to the LPA detailing the outputs and outcomes from the space(s) for the duration of the affordable workspace provision. Any significant changes to the provisions or management of the workspace during its lifetime should be agreed in writing with the LPA. The arrangements may be reviewed or ended where the LPA is satisfied that the developer/owner has been unable, having made reasonable attempts, to lease the affordable workspace to an approved affordable workspace provider, or directly to an approved charitable/ not for profit-end-user.

### Off-site provision

20.19 Where on-site provision is not possible, off-site provision may be accepted where it would deliver suitable benefits. Such circumstances could include:

- Where a hard to let vacant property is brought back into use.
- Within the overall development on mixed use sites where there are a range of landowners.

### **Exemptions**

20.20 No specific exemptions.

### **Further guidance**

[Greater Cambridge Growth Sectors Study: Life science and ICT locational, land and accommodation needs](#)

DRAFT

## Chapter 21: Public Rights of Way

### Introduction

- 21.1 New housing and commercial developments may create a need for publicly accessible routes on-site or to move in and out of the development and link with existing pedestrian and cycle routes and the wider rights of way network.

### Policy Context

#### Cambridge

- 21.2 Cambridge Local Plan 2018 Policy 5 Sustainable transport and infrastructure requires development proposals to contribute to delivery of transport strategies with particular emphasis on securing modal shift and the greater use of more sustainable forms of transport. Policy 80 supports development that prioritises walking, cycling and public transport and is accessible for all. Policy 81 sets out requirements regarding the mitigation of the transport impacts of development, which can include investment in infrastructure. A range of area specific policies within the Cambridge local plan seek provision of countryside access/rights of way. This will contribute toward the regional network of public rights of way for vulnerable traffic (walkers, cyclists, horse riders and carriage drivers).

#### South Cambridgeshire

- 21.3 South Cambridgeshire Local Plan 2018 Policy HQ/1 requires developments to achieve a permeable development with ease of movement and access for all users and abilities, with user friendly and conveniently accessible streets and other routes both within the development and linking with its surroundings and existing and proposed facilities and services, focusing on delivering attractive and safe opportunities for walking, cycling, public transport and, where appropriate, horse riding. Policy TI/2: Planning for Sustainable Travel states that planning permission will only be granted for development likely to give rise to increased travel demands, where the site has (or will attain) sufficient integration and accessibility by walking, cycling or public and community transport.

### Development types from which Obligations will be sought

- 21.4 Any.

## Form in which contributions should be made

21.5 Planning Obligations may be sought on-site as part of the development works to secure new rights of way over the proposed development site or for the upgrade of existing routes. Such obligations may include requirements for maintenance of newly created or existing rights of way. Financial contributions may be appropriate where necessary to establish better links/connections between new and existing routes on site, and that of the existing wider network. The level of any financial contribution will be based on the cost of the works required to establish the link between on and off-site network connections

## Exemptions

21.6 No specific exemptions.

## Further guidance

[Cambridgeshire's Active Travel Strategy](#) (Cambridgeshire County Council)

[Cambridgeshire Rights of Way Improvement Plan](#) (Cambridgeshire County Council)

[Cambridgeshire Local Cycling and Walking Infrastructure Plan](#) (Cambridgeshire County Council)

[Cambridgeshire Local Transport and Connectivity Plan](#) (Cambridgeshire and Peterborough Combined Authority)

## Chapter 22: Healthcare

### Introduction

- 22.1 Health provision is an integral component of sustainable development – access to essential healthcare services promotes good health outcomes and supports the overall social and economic wellbeing of an area. The Council will work with the Cambridgeshire & Peterborough Integrated Care System (ICS) to assess the need for additional health infrastructure and ensure that all residents have easy access to the care they need when they need it.
- 22.2 The delivery of new and improved health infrastructure is resource intensive. The majority of existing health infrastructure is at or nearing capacity, particularly primary care infrastructure, and the level of housing growth planned for Greater Cambridge will place additional pressure on existing health and social care provision. To cope with the additional demand generated by new development, health infrastructure will require improvement, and in some cases the provision of new infrastructure will be required.
- 22.3 Where the assessment of impact on local health provision identifies there is insufficient health infrastructure capacity to meet the needs generated by a development proposal, planning obligations will be required to mitigate the impact of the development and secure the required additional health infrastructure provision.

### Policy Context

#### Cambridge

- 22.4 Cambridge Local Plan 2018 Policy 75 Healthcare facilities identify health infrastructure as necessary to support new development, and that the Council will work with the relevant health organisations to provide high quality and convenient local health services in all parts of Cambridge, but particularly in areas of population growth. Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy includes healthcare amongst its requirements.

## South Cambridgeshire

- 22.5 South Cambridgeshire Local Plan (Policy SC/4) requires all housing developments to include or contribute to the provision of the services and facilities necessary to meet the needs of the development, including health infrastructure
- 22.6 In addition to these district wide policies, both Local Plans include a range of site-specific policies. Where site specific policies have requirements for health facilities these will need to be considered by individual development proposals.

### **Development types from which Obligations will be sought**

- 22.7 Residential development (self-contained and non-self-contained) of all tenures.
- 22.8 Assessment of impact on local health infrastructure, prepared in consultation with Cambridgeshire & Peterborough Integrated Care System (ICS) and other health stakeholders as appropriate.

### **Form in which contributions should be made**

## Health Infrastructure in the Greater Cambridge Area

- 22.9 Integrated Care Systems (ICS), established in 2022, introduced a new structure to enable closer working between organisations in the health and care system. ICSs cover the whole of England and bring together different partners including NHS providers, commissioners, local authorities, and the voluntary and community sector. The boundary of each ICS is covered by an Integrated Care Board who are responsible for commissioning the primary and secondary health services required to meet the requirement of the population registered with a GP in their area. ICBs have replaced Clinical Commissioning Groups (CCGs) and there are now 42 ICBs across England.
- 22.10 The Cambridgeshire & Peterborough ICS (C&P ICS) covers a geographical area with a population of around 1.3 million. The ICS has formed two place-based care partnerships to split the larger area it covers: North Cambridgeshire and Peterborough (focusing on Peterborough, Fenland and Huntingdonshire) and Cambridgeshire South (focusing on East and South



Cambridgeshire and Cambridge City). Greater Cambridgeshire falls within the South Care Partnership, which has a population of around 468,000 and includes a range of NHS service providers:

- 39 GP practices organised into nine Primary Care Networks (PCNs) – Cambridge Northern Villages PCN, Cambridge City PCN, Cambridge City 4 PCN, Cam Medical PCN, Granta PCN, Median PCN, Cantab PCN, Ely North PCN and Ely South PCN<sup>1</sup>

To note, there are two surgeries within the Greater Cambridgeshire boundary which do not fall within the Cambridgeshire & Peterborough ICS:

- Bassingbourn Surgery – branch surgery of the Ashwell Surgery which falls under Hertfordshire and West Essex ICS
- Gamlingay Surgery – branch surgery of Greensand Medical Practice which falls under Bedfordshire, Luton and Milton Keynes ICS
- Two Hospitals (Cambridge University Hospitals, Royal Papworth Hospital)
- Cambridgeshire Community Services NHS Trust (community provider)
- Cambridgeshire and Peterborough NHS Foundation Trust (community and mental health provider)
- East of England Ambulance Service Trust

22.11 The integrated neighbourhood teams comprise a range of staff alongside medical professionals, including community services, social care and the voluntary, community and social enterprise sector. There are also local Medical, Dental, Pharmaceutical and Optical Committees, and at the ICS level a Children's and Maternity Partnership Mental Health, Learning Disabilities and Autism Partnership.

22.12 At the neighbourhood level, the development of PCNs is a key aspect of the NHS Long Term Plan in providing primary care services and delivering a set of service requirements specific to the needs for a defined patient population (a PCN will generally have a population of between 30,000 – 50,000 people). This model of care is based on providing extra resource in general practice so people can easily see the best primary care professional for their need or

---

<sup>1</sup> For clarity, some PCNs expand beyond defined local authority boundaries. In this case, Ely North PCN and Ely South PCN fall within the overall South Care Partnership, but both fall outside the Greater Cambridgeshire local authority boundary – further advice on this matter can be provided on a site-specific basis.



concern. The introduction of PCNs has set a new way of working within GP practices, enabling them to more effectively coordinate primary care services for populations at the PCN level.

- 22.13 This is a significant shift away from GP practices' previous way of working independently and having limited service offerings. Expanded multidisciplinary teams in PCNs comprise a range of staff in addition to GPs, including speciality and associate specialist doctors, pharmacists, district nurses, community geriatricians, dementia workers and allied health professionals such as physiotherapists and podiatrists/ chiropodists. To address the pressure acute services are under, there is a focus on moving some intermediate health care services (for example, screening and testing) out of hospitals and into primary care facilities.
- 22.14 Because PCNs are made up of a group of GP practices which are closely working together and are aligned to other health and social care staff and organisations, this enables the closer integration of existing local services. Members of the PCN may also include other organisations such as community pharmacies, community service providers, mental health providers and voluntary sector organisations. This allows PCNs to collaboratively plan and organise the delivery of health and care services in each of their distinct geographical areas and means people can access the full range of primary care services that they need closer to home.
- 22.15 As identified in the Cambridgeshire & Peterborough ICS Joint Forward Plan (2024), a key issue for meeting the health needs of the existing and future population is the condition of the primary care estate. It is identified as being or is soon to become no longer fit for purpose and will not have the capacity to absorb additional patients in light of the identified pressures from a growing and aging population. Over recent years, the population has steadily increased and has already caused many GP practices to reach capacity, with a few facing difficulties in accepting additional patients and closing their lists to new patients.
- 22.16 Ensuring that everyone has access to the care they need when they need it means providing care in the right buildings, with the right staff and resources. The projected growth within the Greater Cambridgeshire area will further increase pressure upon existing facilities. In addition to significant housing growth, the increase in population will not be evenly distributed across the local area. This will also need to be factored into determining future primary

care infrastructure needs to ensure healthcare inequalities are addressed and prevented.

22.17 From an estate perspective, delivering the NHS Long Term Plan means a shift away from smaller GP premises to larger scale, modernised integrated primary and community care hubs that accommodate a wider range of healthcare services built around the needs of the local population. The need to support a wider range of services in one location places pressure on healthcare infrastructure designed to accommodate traditional models of general practice. Successfully transforming the way services are delivered, and redesigning patient care requires making more efficient use of the existing estate alongside ensuring that any new health infrastructure provided supports this new model of primary care provision.

### **Requirements for Assessing Impact on Local Health Infrastructure**

22.18 New residential development will be required to mitigate its impact on health infrastructure. The type of provision and associated financial contribution(s) required will be determined based on the needs generated by the development and the existing capacity of impacted health infrastructure. Where a need is identified planning obligations may be sought including:

- Financial contributions towards improvement/expansion of existing health facilities
- Financial contributions toward construction of a new health facility
- Provision of land and a financial contribution for construction of a new health facility
- On-site health facility delivered by the developer
- Financial contributions towards costs related to any interim/temporary provision that may be required prior to the completion of new permanent facilities
- New facility required to compensate for the loss of an existing facility caused by the development

22.19 All major residential developments will be required to assess their impact on primary health infrastructure within the healthcare catchment of the proposed development following the process set out in the table below. For strategic-scale proposals, there may be additional requirements for health infrastructure related to acute, mental health, and/or community health provision. This will

be determined on a case-by-case basis through the master planning process for the individual development.

- 22.20 Pre-application engagement with the ICS is encouraged for all scales of schemes and expected for sites that propose 200 or more residential units. Early and on-going engagement with the ICS and other relevant health stakeholders is particularly important for schemes with the potential for on-site health provision, such as those within areas of major change/new settlements and large residential-led site allocations.
- 22.21 To properly determine planning obligation requirements, it is important that needs assessments reflect the most up-to-date ICS standards of health infrastructure provision for planning purposes as set out in this SPD. The NHS are the only authority responsible for determining required health infrastructure across the county, and the ICS is responsible for commissioning the range of health services that local people rely on. Approaches to assessing impacts on health infrastructure that do not accord with ICS strategies and standards will not be accepted.

#### Submission Requirements and Standard S106 Provisions

- 22.22 Where a Health Impact Assessment (HIA) is required, the assessment of impact on local health infrastructure should normally be included in the HIA with appropriate planning obligations summarised in the Planning Statement. Where an HIA is not required, the assessment can be provided as an appendix to the Planning Statement.
- 22.23 Where a planning obligation is likely to be required, the applicant should indicate this in any draft s106 Heads of Teams proposed. For applications where financial contributions towards primary care are required, the following standard wording will generally be used:

'Health Contribution: means the sum of £x (index linked) to be applied by the Cambridgeshire & Peterborough Integrated Care Board (ICB) or subsequent successor body towards the provision of additional primary care led capacity through the extension and/or remodelling of [insert name of facility], or through the extension or remodelling of other facilities within the local primary care networks (PCNs) – or subsequent successor - in which the development is located, or through the extension and/or remodelling of other facilities that would specifically provide services to serve the development Expenditure of

planning obligations related to primary care facilities will normally be area-based on facilities within the local PCN(s) serving the development. In limited circumstances expenditure may be directed at a wider scale where this is deemed necessary to support service delivery objectives.'

- 22.24 For smaller schemes, to enable the required additional capacity to be in place in a timely manner the financial contribution will be due prior to commencement of the development. On larger, phased schemes trigger points for payment will be agreed in consultation with the ICS.
- 22.25 For proposals where other forms of contributions are required – for example, delivery of on- site facilities or contributions towards other forms of health infrastructure (acute, mental health) – the detailed wording of the s106 obligation will need to be agreed in consultation with the ICS. All financial contributions to health infrastructure will be indexed linked to the Build Cost Information Service (BCIS) All-In Tender Price Index.
- 22.26 Where facilities are delivered on-site, measures to ensure that they are fit for purpose and affordable will be applied including consideration of input from the District Valuer. Given the long timescales and uncertainties involved in large developments, the requirement for an in- kind on-site facility may change over time. In these circumstances, the s106 agreement will include a cascade mechanism to secure a financial contribution in-lieu of the on-site provision where the facility is not required or able to be delivered. The s106 financial obligation will be used to contribute towards alternative provision in the area to mitigate the site-specific impact of the development.

#### Methodology for Calculating Primary Care Infrastructure Need

- 22.27 New housing developments increase the total number of patients that need primary care in a localised area. From a service planning perspective, to adequately provide for the needs of the population within the area the ICS must consider the total population that will live in the newly built homes and how services within the impacted Primary Care Network(s) (PCN) can be best provided to serve this additional population.
- 22.28 If the baseline position is that the existing primary care infrastructure does have capacity to accommodate the additional population growth caused by the development, a contribution will be required. To determine if a planning obligation is required and the appropriate form of contribution, a four-step process will be followed as set out in the table below.

<b>Overview of Methodology for Calculating Primary Care Infrastructure Needs</b>	
Step 1: Assess level of primary care infrastructure need proposal generates	<ul style="list-style-type: none"> <li>• Average household size applied to total number of residential units.</li> <li>• ICS floorspace requirement for growth 150sqm GIA per 1,750 patients</li> </ul>
Step 2: Review capacity of existing primary care infrastructure	<ul style="list-style-type: none"> <li>• Existing practices likely to be impacted identified by ICS</li> <li>• ICS benchmark for existing capacity 120sqm NIA per 1,750 patients</li> </ul>
Step 3: Consider appropriate additional capacity solutions and approaches	<ul style="list-style-type: none"> <li>• Potential for expansion of existing facilities or new provision</li> </ul>
Step 4: Identify appropriate form of developer contributions	<ul style="list-style-type: none"> <li>• ICS 2024 build cost benchmarks (will be updated annually) of: <ul style="list-style-type: none"> <li>• £5,179/sqm (South Cambridgeshire) and £5,324/sqm (Cambridge) for mitigation in the form of refurbishment/extension</li> <li>• £6,700/sqm (South Cambridgeshire) and £6,893/sqm (Cambridge) for mitigation in the form of new build</li> </ul> </li> </ul>
<p><b>Example calculation for 250 unit scheme mitigated by expansion of existing facilities:</b></p> <ul style="list-style-type: none"> <li>• <math>[(250 \text{ residential units} \times 2.4 \text{ persons/house}) / 1,750 \text{ patients}] \times 150 \text{sqm} = 51 \text{sqm}</math> floorspace requirement</li> <li>• <math>(51 \text{sqm primary care floorspace}) \times (\text{£X,XXX/sqm ICS build cost benchmark}) = \text{£XXX,XXXX}</math></li> </ul>	

### Impact of development on Registered Patient Population

22.29 The residential population generated by the proposed development is used to estimate the direct impact on local primary care services by providing the number of GP registrations linked to the additional population.

- For self-contained (C3) dwellings the average household size of 2.4 as identified by 2021 Census will be used applied to all units.
- For non-self-contained dwellings such as student accommodation or purpose-built HMOs the standard assumption will be one person per bedspace.

- For older people's housing the most appropriate approach to determining population gain will need to be agreed on a case-by-case basis with the Council.

22.30 Alternate household size assumptions will only be considered by the ICS if justified by the applicant and agreed by the Council.

#### Primary Care Infrastructure Needs Arising from Development

22.31 Department of Health best practice guidance for primary care facilities is provided in Health Building Note 11:01: Facilities for Primary and Community Care (HBN 11-01). Health Building Notes provide guidance on the design and planning of new healthcare buildings, as well as the refurbishment and extension of existing facilities. HBN11-01 describes the way to quantify the types of spaces needed for primary and community care facilities to support the briefing and design processes for individual projects in the NHS building programme.

22.32 For planning purposes, the ICS uses a standard floorspace requirement of 150sqm Gross Internal Area (GIA) per 1,750 patients which is aligned to HBN11-01 guidance. This provides an appropriate benchmark for the early-stage planning of new facilities, to identify the scale of additional infrastructure required to provide primary care services to a modern standard of care for residents of new housing in efficient, flexible, and user-friendly environments. This floorspace standard is kept under review by the ICS to ensure it reflects the most up-to-date best practice guidance and may be revised accordingly.

#### Capacity of Existing Primary Care Infrastructure

22.33 The ICS will identify the individual primary care premises likely to be impacted by new development based on existing GP catchments, predominant patterns of patient access in the local area and ICB objectives relating to primary care accessibility. This means that not all practices whose catchments cover the development site will necessarily be included in the assessment of existing capacity – for example while some GPs have very large catchments, the ICS does not consider it appropriate to expect patients to travel significant distances to access primary care facilities when there are closer options.

22.34 Early engagement with the ICS will ensure that baseline capacity assessment includes the correct premises. The ICS uses a standard floorspace



requirement of 120sqm Net Internal Area (NIA) per 1,750 patients to assess the capacity of existing premises, aligned to HBN11-01. Where available, weighted patient list size should be used for the assessment. This results in a more accurate understanding of current infrastructure capacity because weighting for patient demographics reflects that certain types of patients place a higher demand on practices than others (e.g. older patients, very young patients).

22.35 In limited circumstances there may be existing capacity within the estate, or funded primary care estates projects with certainty around delivery that will deliver additional capacity in future. In such cases, it will be necessary to determine if the capacity will still be available at the time the proposed development is occupied – for example, improvement projects may have been identified in response to population growth associated with housing development that has already been approved but not yet implemented.

#### Additional Capacity Solutions and Approaches

22.36 Developer contributions towards health infrastructure should contribute to the delivery of effective and efficient primary care services that meet the strategic needs of the impacted PCN(s) and the ICS. The ICB will identify capacity solutions to deliver the required additional floorspace based on either:

- Refurbishment and/or extension of existing premises – this will depend on if existing premises are in the right location, have the potential for refurbishment, reconfiguration and/or extension, and alignment with ICS Infrastructure Strategy.
- New build health facilities – this may either on-site or off-site depending on the scale/location of the development and alignment with ICS Infrastructure Strategy.

22.37 In context of the significant transformation taking place within primary care, the most effective means of expanding primary care to serve the needs of a specific new development may not be focusing investment on the facility closest to the development site. Planning obligations will be linked to delivering additional capacity within the relevant PCN area(s). This flexibility is necessary to enable the ICS to deliver the required additional capacity in the location that most effectively serves residents of the new development at the time it comes forward, which may differ from the preferred mitigation project(s) identified at the time of permission.

22.38 At the masterplanning stage, development proposals in growth locations and areas of major change will generally need to provide flexibility to accommodate necessary health facilities on site. As a benchmark this will typically apply to developments over 1500 dwellings, but a number of factors will be considered when determining whether a particular development (including below that size) should include on-site provision of a primary care facility including:

- The ability of local facilities to expand sufficiently and impact of a new facility on them
- Cumulative impact with other residential development proposals and the needs of the existing community
- The viability of the development and the cost of a new primary care facility against other potential solutions
- The viability of a new facility, particularly in the early years of a large, phased scheme
- How the location and configuration of the development, including co-location with other services, would align with wider system objectives relating to service delivery
- Where floorspace requirements from a single development are not large enough the ICS may seek to work with developer to agree delivery of a larger facility

#### Form of Developer Contribution

22.39 Once the appropriate form of mitigation has been identified by the ICS, the capital cost of creating the additional primary care floorspace to the required standard will be determined based on the relevant build cost benchmark. The 2024 benchmark costs to be used in the calculation of the required contribution amount are:

- £5,179/sqm (South Cambridgeshire) and £5,324/sqm (Cambridge) for mitigation in the form of refurbishment/extension
- £6,700/sqm (South Cambridgeshire) and £6,893/sqm (Cambridge) for mitigation in the form of new build

22.40 ICS build cost benchmarks for primary care facilities are prepared by independent quantity surveyors with a healthcare specialism to ensure accordance with HBN11-01. The capital costs of additional provision, whether



for upgrades to existing facilities or construction of new facilities, are based on providing spaces that specified to be ready for occupation, as opposed to shell and core condition. This reflects the full costs of delivering health infrastructure projects and therefore incorporate a range of allowances including (but not limited to) fit out, professional fees, externals and contingency. However, they do not include the cost of land acquisition.

22.41 Build cost benchmarks will be updated annually by the ICS to reflect current market conditions in the locality. Updated benchmarks will be published on the Greater Cambridge Shared Planning Service website. In cases where the ICS has identified potential priority projects in the locality of the development, for example in their Infrastructure Strategy, as part of developing the contribution requests these projects may be explored in more detail to refine the request.

22.42 Where the scale of the proposals requires on-site provision of a new facility, mitigation will take the form of either:

- In-kind provision by the developer in the form of a turnkey, fully fitted out facility transferred to the NHS at no cost; or
- The provision of a service plot of land at no cost, and a financial contribution to equivalent to the full capital cost of a new build facility of the required size.

22.43 The final design of the health facility should meet the most up to date model of health care provision standards. This will be secured in the s106 agreement by a requirement for the health facility specification to be agreed by the ICS and (if relevant) healthcare provider(s). The s106 will also include mechanisms to ensure that the delivery of any in-kind facility is financially and operationally viable for the needed services, for example lease terms.

#### Guidance for New Primary Care Facilities

22.44 The condition of the estate has a direct impact on patient care. A core ambition of the Cambridgeshire & Peterborough ICS is to support a primary care estate that is fit for the future and supports primary care teams to provide effective services that patients can easily access. This means providing place-based healthcare solutions that meet patient needs at the same time as supporting health professionals to effectively deliver services.

22.45 Where new primary care-led facilities are provided as part of new developments, these need to be designed to meet ICS health floorspace requirements as well as wider ICS objectives relating to the sustainability and operational viability of health infrastructure. The following requirements should be fulfilled when new on-site health facilities are proposed:

- On-site provision should be within a single building with a planned mix of compatible uses in proximity. Provision split across multiple sites does not accord with the ICS strategy of development of integrated hubs.
- The location of the facility should be easily accessible by public transport, easily visible from a public highway, have accessible parking for those with mobility issues and have easy access for emergency vehicles
- The site must be sized to incorporate the building as well as operational requirements related to parking, servicing and access. Where feasible, space should also be provided to allow for provision of mobile diagnostic services.
- The site should be flat and free from any ground contamination or constraints, fully serviced, and free of any abnormal development costs or restrictions
- There should be provision for soft landscaped areas around the health centre to provide areas for wellbeing and to deliver opportunities for social prescribing.
- Building design must ensure natural light is provided to consultation rooms, bookable space and multi-use spaces.
- Adherence to Delivering a Net Zero NHS requirements

22.46 Co-location of front-line staff from primary, community, social and VCSE sector providers all caring for the same local people around a defined neighbourhood geography including Family Hubs, is embedded within ICS priorities to support an increase in delivering more care closer to home and a reduction in inequalities. Where there is potential for co-location of the primary care services required by a new development with other complementary services, this will need to be explored early in the master planning process to make sure that the specific clinical design requirements or primary care can be satisfied.

## Exemptions

22.47 No specific exemptions.

## Further guidance

[Health & Wellbeing Integrated Care Strategy | CPICS Website](#) (Cambridge & Peterborough ICS - Health and Wellbeing Integrated Care Strategy (2022))

[Estates Strategy | CPICS Website](#) (Cambridge & Peterborough ICS - Estates Strategy Summary 2023-2033 (The full version of which will be made available)). This includes clarification of PCN and Place areas.

[Health Impact Assessment SPD - South Cambs District Council \(scambs.gov.uk\)](#) (South Cambridgeshire - Health Impact Assessment SPD (2011)). NB – This SPD is proposed to be replaced by a new Health Impact Assessment SPD for Greater Cambridge in 2025.

[Cambridgeshire & Peterborough Insight – Joint Strategic Needs Assessment \(JSNA\) – Published Joint Strategic Needs Assessments \(cambridgeshireinsight.org.uk\)](#) (Healthy Places Joint Strategic Needs Assessment for Cambridgeshire and Peterborough 2024)

Any subsequent guidance documents which will be published.

## Chapter 23: Other Potential Development Specific Requirements

Chapters 4 to 22 may not represent all possible planning obligations requirements that may be applicable to any individual development. The precise circumstances of each development will be different and therefore there may be additional development specific requirements, such as mitigation measures, that may be needed to address the impact of individual developments. Such requirements by reason of their nature will need to be assessed on a site-by-site basis.

The list below sets out some additional potential planning obligations that may be applicable, depending on the individual circumstances and constraints of the development site and the nature of the proposed development. This list is not exhaustive.

- Where granting planning permission leads to the loss of community, sports or leisure or open space facilities, planning obligations may be used to secure alternative provision (Cambridge Local Plan Policy 67, Policy 73 South Cambridgeshire Local Plan Policy SC/8);
- Impacts on the historic environment mitigation measures (Cambridge Local Plan Policy 61, Policy 63 South Cambridgeshire Local Plan Policy NH/14);
- Pollution, Air Quality, Noise, Odour mitigation measures (Cambridge Local Plan Policy 36, South Cambridgeshire Local Plan Policy SC/12, SC/14, Greater Cambridge Sustainable Design and Construction SPD);
- Sustainable Drainage Systems (SUDS) or flood mitigation (Cambridge Local Plan Policy 31, Policy 32, South Cambridgeshire Local Plan Policy CC/8, CC/9, Cambridgeshire Flood & Water SPD).
- Sustainable Show Homes (South Cambridgeshire Local Plan Policy CC/5), Greater Cambridge Sustainable Design and Construction SPD);
- Digital Infrastructure (Cambridge Local Plan Policy 42, South Cambridgeshire Local Plan Policy TI/10).

## Appendix A: Children and Occupancy Yields

General children yield multipliers (number of children per 100 dwellings of unknown size)

Age Group	Pupils
0 to 3	20-30
4 to 10 Cambridge and fringe	20-30
4 to 10 Rest of the county	30-40
11 to 15	18-25

Detailed children yield multipliers (number of children per 100 dwellings of given size)  
Developments in South Cambridgeshire

Age Group & Bedrooms per Dwelling	Market				Affordable			
	1	2	3	4+	1	2	3	4+
0-3	0	10	20	35	0	40	60	70
4 to 10	0	15	20	45	0	60	80	120
11 to 15	0	5	15	30	0	15	60	90

Detailed multipliers (number of children per 100 dwellings of given size) Developments in Cambridge and Cambridge Fringe

Age Group & Bedrooms per Dwelling	Market				Affordable			
	1	2	3	4+	1	2	3	4+
0-3	0	10	20	35	0	40	60	70
4 to 10	0	8	20	45	0	30	60	100
11 to 15	0	5	15	30	0	15	60	90

Unless otherwise stated in the SPD the level of contribution sought will be calculated according to the net increase of occupants that will result from a residential development according to the table below. These figures are based on Census 2021 data for Cambourne and are considered to represent an appropriate occupancy rate for new development. For student housing and houses in multiple occupation, the number of people to be accommodated will be used.

Size of Dwelling	Number of Occupants
1 Bedroom	1.23
2 Bedroom	2.06
3 Bedroom	2.83

4 Bedroom +	3.26
-------------	------

Census 2021, Table RM136 - Tenure by household size by number of bedrooms

DRAFT

## Appendix B: Schedule of Inputs Required for Viability Appraisal

Input Ref	Item	Description	Preferred Source
<b>Costs</b>			
1.	Base Build Costs	Building costs for each specific type of building exclusive of abnormal costs. Contingency information if applicable.	Quantity Surveyors Cost Plan for proposals.
2.	Abnormal Costs	Costs over and above the normal associated base build costs.	Quantity Surveyors Cost Plan for proposals and relevant specialists report.
3.	Infrastructure Costs	Costs of associated infrastructure/service to be provided to enable the development.	Quantity Surveyors Cost Plan for proposals and relevant specialists report.
4.	Professional Fees	Planning, Engineers, Design, other consultant fees.	Industry norms or otherwise as set out within developer budget.
5.	Finance	Interest rates, arrangement fees, land holding costs etc	Evidence from funder or otherwise industry norm.
6.	Planning Obligations	Expected cost of contributions to Council or other bodies.	Confirmed with Greater Cambridge Shared Planning Service
7.	Acquisition Cost	Legal fees, stamp duty, agent's fees etc.	Contract information or HMRC
8.	Marketing Costs	Costs associated with marketing and sales of private sale units.	Developer budget or industry norms.
9.	Developer Return	Developer profit assumed on residential and commercial aspects of proposals.	Developer budget or industry norms.
<b>Values</b>			
10.	Residential Values	Sales value of each different unit type on a unit and £m2 basis.	RICS local valuer
11.	Commercial Values	Capital value of any commercial provision with yield and rental information.	RICS local valuer
12.	Affordable Housing Values	Details of assumptions in relation to rents and shared ownership housing. Offers	Registered Provided and Council's Housing Strategy Team

		from preferred local Registered Providers should be sought prior to submission. Assumptions in relation to any grant bid should also be set out.	
13.	Ground Rents	Capital value of ground rent investment on leasehold properties proposed.	RICS local valuer, industry norms
<b>Benchmark Land Value</b>			
14.	Existing or Alternative Use Land Value	Value of land in its existing use or permitted alternative use (without hope value)	RICS valuer
15.	Acquisition Price	Price paid for the land, if already purchased or local comparable examples.	Land Registry



# Equality Impact Assessment (EqIA): Planning Obligations Supplementary Planning Document (SPD)

## Introduction – Please read


The Public Sector Equality Duty, introduced under the Equality Act 2010, requires all public bodies, including local authorities, to have due regard to the need to:

- Eliminate unlawful discrimination, harassment, and victimisation
- Advance equality of opportunity between those who share a protected characteristic and those who do not
- Foster good relations between those who share a relevant protected characteristic and those who do not

Equality Impact Assessments (EqIAs) allow the Council to:

- Show that we are meeting this legal duty by demonstrating due regard for the provisions of the Public Sector Equality Duty
- Identify possible negative impacts on individuals and groups with protected characteristics, plan mitigating action and seek to maximise opportunities to advance equality within our activities.

EqIAs provide a methodical approach to the assessment of impacts across the [nine protected characteristics](#) and should be completed during the development and review of all Council policies, strategies, procedures, projects or functions. Where there is any doubt, the completion of an EqIA is always recommended.

Throughout the course of this form, please hover over the  symbol for guidance in relation to specific questions. When the form is completed, please send an electronic copy to [equality.schemes@scambs.gov.uk](mailto:equality.schemes@scambs.gov.uk). If you require any additional support completing the form, please email the above address.

# Equality Impact Assessment Complete Form

## Section 1: Identifying Details

- 1.1** Officer completing EqIA:  
Katherine Selley, Planning Policy Officer
- 1.2** Team and Service:  
Planning Policy and Strategy, Greater Cambridge Shared Planning Service
- 1.3** Title of proposal:  
Draft Planning Obligations Supplementary Planning Document (SPD)
- 1.4** EqIA completion date:  
16.10.2024
- 1.5** Proposal implementation date:  
Consultation carried out November 2024 – January 2025. Formal adoption of the Planning Obligations SPD is anticipated for Spring 2025.
- 1.6** Who will be responsible for implementing this proposal:  
Cambridge City and South Cambridgeshire District Councils through the Greater Cambridge Shared Planning Service

## Section 2: Proposal to be Assessed

### 2.1 Type of proposal:

Policy Guidance – Draft Supplementary Planning Document (SPD)

### 2.2 Is the proposal: New

The draft Planning Obligations SPD is a new document; however, it does not introduce new planning policy. The document expands and provides additional guidance on the application of policies within the adopted Local Plans covering guidance on the Greater Cambridge Area, namely the South Cambridgeshire Local Plan (September 2018) and the Cambridge Local Plan (October 2018).

Upon adoption, it is intended to revoke the Cambridge City Council Planning Obligations Strategy SPD 2010, as it will be superseded by this SPD. Specific elements of the South Cambridgeshire Open Space in New Development SPD will be superseded, particularly in relation to costings, but the document overall will remain a material consideration.

### 2.3 State the date of any previous equality impact assessment completed in relation to this proposal (if applicable):

Assessments completed during the preparation of the two adopted Local Plans to which this supplementary guidance relates.

### 2.4 What are the headline aims of the proposal and the objectives that will help to accomplish these aims? (Approximately 250 words)

The draft Greater Cambridge Planning Obligations Supplementary Planning Document (SPD) sets out the approach, policies and procedures taken by



Cambridge City Council and South Cambridgeshire District Council in respect of the use of planning obligations. It will supplement policies in the adopted Local Plans, detailing the planning obligations the Councils will seek through section 106 on a range of topics, and providing clarity on the processes that will be followed, with an overall aim to speed up the planning process.

In carrying out the completion of the draft Planning Obligations SPD, the Councils have set clear intentions for the document to:

- a) Aid the smooth functioning of the planning application process by making developers and landowners aware of the procedures for securing planning obligations, including the provision of affordable housing
- b) Clarify the types of planning obligations that may be sought depending on the nature of the development proposal and site circumstances
- c) Clarify the relationship between planning obligations and planning condition
- d) Help to deliver good quality sustainable growth across the Greater Cambridge area that accords with the policies and requirements of the Development Plans.

The draft SPD is split into chapters that set out specific types of infrastructure or obligations that may need to be secured by applying policies of the adopted Local Plans. The types of infrastructure or mitigation applicable is dependent on the land use proposed (residential, commercial, mixed-used), its scale, location and its impacts (environmental, economic, social) both on the immediate and wider area.

**2.5** Which of South Cambridgeshire District Council's business plan priorities does this proposal link to?

- Helping Businesses to grow - ✓
- Building homes that are truly affordable to live in - ✓

- Being green to our core - ✓
- A modern and caring council - ✓

**2.6** Which of South Cambridgeshire District Council's equality objectives (as detailed in SCDC's Equality Scheme) does this proposal link to or help to achieve?

- Identify, prioritise and deliver actions that will narrow the gap in outcomes between disadvantaged groups and the wider community-✓
- SCDC is an employer that values difference and recognises the strength that a diverse workforce brings - ✓
- Protected characteristic groups have a voice and are represented in forming the future shape of the district - ✓

**2.7** Which of Cambridge City Council's equality objectives (as detailed in CCC's Equality Scheme) does this proposal link to or help to achieve?

- To further increase our understanding of the needs of Cambridge's growing and increasingly diverse communities so that we can target our services effectively - ✓
- To continue to work to improve access to and take-up of Council services from all residents and communities - ✓
- To work towards a situation where all residents have equal access to public activities and spaces in Cambridge and are able to participate fully in the community - ✓

**2.8** Which groups or individuals will the proposal affect:

- Service Users ✓
- External Stakeholders ✓
- Employees ✓
- Councillors ✓
- Other ✓

If other, please specify – all residents and visitors to the Greater Cambridge area.

- 2.9** How will these groups or individuals be affected? (you will be asked to provide more detail on the specific impacts on different protected characteristic groups later on in the form) (approximately 250 words)

The draft SPD sets out guidance to assist applicants for planning permission in meeting local and national policy requirements in their proposed developments. In this regard, the draft SPD will specifically affect applicants, agents, landowners, and developers by providing additional clarification and guidance.

During the public consultation which will take place on this draft SPD, GCSP will seek to invite comment from all groups and individuals, with their representations being considered when amending the final version of the Planning Obligations SPD.

- 2.10** How many people will this proposal affect? (Approximately)

Given the integration of stakeholder engagement within the planning obligations process, the draft SPD has the capacity to affect all population groups across the Greater Cambridge Area, including members of protected population groups.

The draft SPD sets out guidance to assist applicants for planning permission in meeting local and national policy requirements for planning obligations in the planning and development process. In this regard, the draft SPD will also affect applicants, agents, landowners, and developers.

Across Greater Cambridge, the two adopted Local Plans make provision for an additional 33,500 new homes and 22,100 new jobs between 2011 and 2031. This growth will result in increased pressure on local infrastructure,

services, and facilities, creating demands for new provision. The Councils and developers have a responsibility, through the planning process, to manage the impact of this growth and ensure that any harm caused by development is mitigated and that necessary infrastructure is provided in a timely manner.


Both adopted Local Plans were supported by a detailed evidence base. This included an Infrastructure Delivery Study (updated in 2015), which explored infrastructure needs and costs, when and where infrastructure will need to be provided, the scale of funding needed to achieve this, and potential sources of funding.

The purpose in setting out possible obligations is to assist applicants in preparing their planning applications, and to facilitate pre-application discussions around policy requirements, including affordable housing, development impacts, and appropriate mitigation. It is hoped that this ensures negotiations on planning obligations are conducted in a way that is seen to be fair, open and reasonable.

- 2.11** If any part of the proposal is being undertaken by external partners, please specify how SCDC will ensure that they will meet equality standards?  
(Approximately 250 words)

No external partners will deliver this policy but there is guidance on how developers should engage through the planning process.

### **Section 3: Evidence and Data**

- 3.1** Describe any research (this could include consultation) and analysis you have undertaken to understand how [protected characteristic groups](#) are likely to be affected? Please list any key sources that you used to obtain this Information.  (Approximately 250 words)

During the drafting process of the Planning Obligations SPD, Officers have identified key issues by understanding common themes arising in a number of arising strategies and assessments as listed below:


- [The Greater Cambridge Housing Strategy 2024 – 2029](#) and the associated Annexes provide a summary of some of the key evidence and data sources
- Housing Needs Assessment ([GL Hearn, Housing Needs of Specific Groups in Cambridgeshire and West Suffolk, 2021](#))
- [South Cambridgeshire District Council Doubling Nature Strategy 2021](#)
- [Cambridgeshire Green Infrastructure Strategy - Cambridge City Council 2011](#)
- [Green Infrastructure Framework - Principles and Standards for England](#) Natural England (2023)
- [The Cambridge Nature Network: A nature recovery network for Cambridge and its surrounds Final Report](#) Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire (2021)
- [Greater Cambridge Shared Planning Biodiversity Supplementary Planning Document \(2022\)](#)
- [Cambridge Community Wealth Building Strategy - Cambridge City Council 2024](#)
- [Cambridge City Council Cultural Strategy 2024-29](#)
- [South Cambridgeshire Community Facilities Study 2009](#)
- [Cambridgeshire County Council Planning Obligations Strategy](#)
- Cambridgeshire County Council guidance on Transport Assessments and Travel Plans: [Transport Assessment Requirements - January 2024](#)
- [Cambridgeshire Active Travel Strategy \(Cambridgeshire County Council\) and Active Travel Toolkit](#)
- [Securing Developer Contributions for Education \(August 2023\)](#)



- [Public Art Supplementary Planning Document - Cambridge City Council \(2010\)](#)
- [South Cambridgeshire Public Art Supplementary Planning Document \(2009\)](#)
- [South Cambridgeshire District Design Guide Supplementary Planning Document \(2010\)](#)
- [Cambridge Open Space and Recreation Strategy - Cambridge City Council \(2011\)](#)
- [Cambridge City Council Outdoor Play Spaces Investment Strategy \(2024\)](#)
- [South Cambridgeshire Open Space in New Developments Supplementary Planning Document \(2009\)](#)
- [Cambridge and South Cambridgeshire Playing Pitch Strategy 2015-2031 \(2016\)](#)
- [Cambridge City Council Swimming Pool Investment Strategy 2018](#)
- [Cambridge City Council and South Cambridgeshire District Council Indoor Sports Facility Strategy 2015-2031 \(June 2016\)](#)
- [Cambridge Playing Pitch and Indoor Sports Strategies Update \(October 2019 Environment and Community Scrutiny Committee\)](#)
- [Cambridgeshire and Peterborough Minerals and Waste Local Plan.](#)
- [RECAP Waste Management Design Guide Supplementary Planning Document](#)
- Greater Cambridge Shared Waste Service [Waste and Recycling guide for developers.](#)
- [Cambridge City Council Community Wealth Building Strategy](#)
- [Greater Cambridge Growth Sectors Study: Life science and ICT locational, land and accommodation needs](#)
- [Cambridgeshire Rights of Way Improvement Plan](#) (Cambridgeshire County Council)


- [Cambridgeshire Local Cycling and Walking Infrastructure Plan](#)  
(Cambridgeshire County Council)
- [Cambridgeshire Local Transport and Connectivity Plan](#)  
(Cambridgeshire and Peterborough Combined Authority)
- [Health Impact Assessment SPD - South Cambs District Council](#)  
([scambs.gov.uk](http://scambs.gov.uk))
- [Health & Wellbeing Integrated Care Strategy | CPICS Website](#)  
(Cambridge & Peterborough ICS - Health and Wellbeing Integrated Care Strategy 2022)
- [Cambridgeshire & Peterborough Insight – Joint Strategic Needs Assessment \(JSNA\) – Published Joint Strategic Needs Assessments 2024](#)
- [Single Equality Scheme 2021 to 2024 - Cambridge City Council](#) – now extended for a further year to cover 2021-2025.

Early engagement with Planning Obligations officers have helped to refine the guidance and tools provided within the SPD.

- 3.2** Describe any research (this could include consultation) and analysis you have undertaken to understand any effects on any other groups of people not mentioned in the nine [protected characteristic groups](#) (for example people who live in rural areas, who live in areas of high growth, or from low income backgrounds). 
- (Approximately 250 words)

It is proposed that a public consultation will be carried out between November 2024 and January 2025 that will understand the impacts of this draft SPD on these groups. Officers will carry out in-person consultation events and a webinar.

Providing the in-person events means that people without access to the internet are able to engage (and the council is aware that older people, disabled people and people in poverty or on low incomes are more likely to be [digitally excluded](#)).

- 3.3** If you have not undertaken any consultation, please detail why not, or when consultation is planned to take place.   
(Approximately 250 words)

Public consultation exercises were undertaken at various stages in the preparation of both adopted Local Plans covering the Greater Cambridge area. This is evidenced in the South Cambridgeshire Local Plan (2018) Consultation Statement and the Cambridge Local Plan (2018) Consultation Statement.

Consultation on the draft Planning Obligations SPD is expected to take place from 28 November 2024 to 24 January 2025, and the consultation approach will reflect the requirements of national regulations and the Greater Cambridge Statement of Community Involvement.

## **Section 4: Impact of proposal on those with protected characteristics**

### **4.1** [Age:](#)

- 4.1.1** Has your research identified that the proposal will have an impact on this protected characteristic?

Yes

**If you have selected no – please move forward to question 4.2 Disability**  
**If you have selected yes – please continue below (4.1.2)**

**4.1.2** Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 📖
- approximately 250 words per impact

Positive, low impact

The guidance contained in this draft SPD will inform developments to positively impact upon this protected characteristic. The SPD sets out the specific types of infrastructure or obligations that may need to be secured by applying policies of the adopted Local Plans to help to deliver good quality sustainable growth across the Greater Cambridge area, including the delivery of schools for children and young people.

When preparing for the public consultation for this draft SPD, Planning Officers, guided by the Greater Cambridge Shared Planning Statement of Community Involvement (2024), will be particularly mindful of the barriers that are in place which could restrict certain age groups from participating in the consultation.

[Evidence](#) from the Office for National Statistics suggests that older age groups are less likely to have access to the internet, and therefore the consultation draft of the SPD will be available to view at the Council Offices, and there will be in-person drop-in events in addition to the online webinar, and the opportunity to submit their comments via letter. The consultation will be advertised through local newspaper and other press releases in addition to advertising it online.

Previous experience in consultations undertaken by the Greater Cambridge Shared Planning service has shown that children, teenagers and young adults engage with the planning system less frequently than older adults. Where possible and appropriate, relevant organisations and individuals will be identified to reach as wide an age range as possible during specific consultation and engagement activities. This engagement could include working with service areas such as the Greater Cambridge Youth Engagement Service, and the Community Development Officers across Greater Cambridge.

**4.1.3** Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

*Table 1: Actions*

Action	Responsible Officer	Timescale for completion	How will the actions be monitored?
<b>Public Consultation on the draft SPD</b>	Greater Cambridge Shared Planning Service	November 2024 – January 2025	When consulting on the draft Planning Obligations SPD, Officers will engage with groups and individuals of all through mixed methods of consultation. Officers will ensure to enable all protected characteristics to be involved in the

			consultation through careful planning of events, publicity, and with guidance from a range of engagement, equalities and community safety officers across Greater Cambridge.
<b>Adopting the SPD</b>	Greater Cambridge Shared Planning Service	Spring 2025	Once consultation on the Planning Obligations SPD has been completed in January 2025, Planning Officers at both Councils will ensure that the SPD actions are implemented so that both Councils are compliant with their public sector equality duty. In practice, this will mean that the positive impacts that we have identified in the EqIA will be delivered.

<b>Delivering the SPD</b>	Greater Cambridge Shared Planning Service	Spring 2025 onwards	Once the Planning Obligations SPD has been adopted, Planning Officers will ensure that applicants have taken the guidance contained in the SPD into consideration within their development proposals. In practice, this will mean that the positive impacts that we have identified in the EqIA will be delivered.
---------------------------	---	---------------------	--

## 4.2 [Disability:](#)

**4.2.1** Has your research identified that the proposal will have an impact on this protected characteristic?

Yes

**If you have selected no – please move forward to question 4.3 Gender Reassignment**

**If you have selected yes – please continue below (4.2.2)**

**4.2.2** Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. [📖](#)
- approximately 250 words per impact

#### Positive, low impact

The guidance contained in this draft SPD will inform developments to positively impact upon this protected characteristic. The draft SPD sets out the specific types of infrastructure or obligations that may need to be secured by applying policies of the adopted Local Plans to help to deliver good quality sustainable growth across the Greater Cambridge area, including delivery of hospitals, primary care facilities, community pharmacies, community service providers and mental health providers. Where contributions or provisions are required, these will need to address the needs of people with disabilities in the relevant community.

The draft SPD also sets out specific types of infrastructure or obligations that can provide disability-friendly and inclusive growth through accessible and well-connected new developments that provide walking, wheeling and cycling routes that are safe for people vulnerable to hate crime.

People with disabilities may be more vulnerable to hate crime, and officers will be mindful of this risk when preparing events for public consultation on this draft SPD, with events available both online and in person. All documents will be made available in an accessible format. For those without access to the internet, or cannot respond online, a contact telephone number will be provided. Braille, audio, and large print versions of the documents will be available on request. This approach would also apply, as necessary, to subsequent consultation documents that are prepared in the plan making process.



**4.2.3** Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

Please refer to [Table 1: Actions](#)

### 4.3 [Gender Reassignment:](#)


**4.3.1** Has your research identified that the proposal will have an impact on this protected characteristic?

Yes

**If you have selected no – please move forward to question 4.4 Marriage and Civil Partnership**

**If you have selected yes – please continue below (4.3.2)**

**4.3.2** Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 
- approximately 250 words per impact

Positive, low impact

Transgender people are at a higher risk of hate crime, and guidance contained in this draft SPD will help to mitigate this with emphasis on creating a strong sense of place and community life – a factor which has strong links with a reduction in antisocial behaviour. Developer contributions such as S106 agreements can provide new facilities and open spaces, creating safe, accessible and inclusive places for all.

The planning service will be mindful of the risks to this protected characteristic when preparing for consultation on this draft SPD, maximising safe and accessible environments for the in-person consultation events.

- 4.3.3** Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

Please refer to [Table 1: Actions](#)

#### **4.4** [Marriage and Civil Partnership:](#)

- 4.4.1** Has your research identified that the proposal will have an impact on this protected characteristic?

No

**If you have selected no – please move forward to question 4.5**

**Pregnancy and Maternity**

**If you have selected yes – please continue below (4.4.2)**

#### **4.5** [Pregnancy and Maternity:](#)

- 4.5.1** Has your research identified that the proposal will have an impact on this protected characteristic?

Yes

**If you have selected no – please move forward to question 4.6 Race**

**If you have selected yes – please continue below (4.5.2)**

- 4.5.2** Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. [📖](#)
- approximately 250 words per impact

Positive, low impact

The draft SPD sets out the specific types of infrastructure or obligations that will deliver good quality sustainable growth across the Greater Cambridge area including access to healthcare, nursery provision and schools.

Where people are required to care for children, it may be difficult for them to engage in consultation events and meetings. A number of the consultation events will take place within and outside of usual working hours to try to ensure people can engage in the process, and some will take place online which can be more convenient for people to attend or watch back at an alternative time.

**4.5.3** Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

Please refer to [Table 1: Actions](#)

#### 4.6 [Race:](#)


**4.6.1** Has your research identified that the proposal will have an impact on this protected characteristic?

Yes

**If you have selected no – please move forward to question 4.7 Religion or Belief**

**If you have selected yes – please continue below (4.6.2)**

**4.6.2** Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 
- approximately 250 words per impact

People from Ethnic Minority backgrounds may be at increased risk of hate crime, and the guidance in this draft SPD will inform developments to positively impact upon people and groups with this protected characteristic and celebrate cultural diversity within communities. For example, with development contributions towards the delivery of cultural facilities.

Officer will be mindful of this risk when preparing events for public consultation on this draft SPD, with events available both online and in person.

During the forthcoming consultation members of the public will be provided with contact details to arrange to access the consultation documents translated into other languages, should this be required.

**4.6.3** Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

Please refer to [Table 1: Actions](#)

#### 4.7 Religion or Belief:


4.7.1 Has your research identified that the proposal will have an impact on this protected characteristic?

Yes

**If you have selected no – please move forward to question 4.8 Sex**

**If you have selected yes – please continue below (4.7.2)**

4.7.2 Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 
- approximately 250 words per impact

Positive, medium impact

Greater Cambridge is home to a range of new communities, which require appropriate facilities and support to make them successful. This is not only in terms of the right new buildings and facilities, but also the right support to get new communities started. The draft SPD details how the Councils are keen to ensure that all residents have access to facilities which are appropriate and suitable for their needs, including facilities which can be used as meeting places for religious groups, and how new developments are required to mitigate their impact on these facilities.

According to Government Research [Religious hate crime has risen in recent years](#), and Officers will be mindful of this risk when preparing events for public consultation on this SPD, with events available both online and in person.

**4.7.3** Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

Please refer to [Table 1: Actions](#)

#### 4.8 [Sex:](#)


**4.8.1** Has your research identified that the proposal will have an impact on this protected characteristic?

Yes

**If you have selected no – please move forward to question 4.9 (Sexual Orientation)**

**If you have selected yes – please continue below (4.8.2)**

**4.8.2** Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 
- approximately 250 words per impact

Positive, low impact

Development coming forward that is required to deliver specific types of infrastructure may positively impact women who are at risk. [Research](#) from the Office for National Statistics suggests that women may be more likely to feel unsafe in public spaces. Therefore, developer contributions such as S106 agreements to provide new facilities and open spaces can support in creating safe, accessible and inclusive places for women and girls.

**4.8.3** Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

Please refer to [Table 1: Actions](#)

#### 4.9 [Sexual Orientation:](#)


**4.9.1** Has your research identified that the proposal will have an impact on this protected characteristic?

Yes

**If you have selected no – please move forward to question 4.10 (Other)**

**If you have selected yes – please continue below (4.9.2)**

**4.9.2** Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 
- approximately 250 words per impact

Positive, medium impact

LGBTQ+ people are at a higher risk of hate crime, and guidance contained in this draft SPD will help to mitigate this with emphasis on creating a strong sense of place and community life – a factor which has strong links with a reduction in antisocial behaviour. Developer contributions such as S106 agreements can provide new facilities and open spaces, creating safe, accessible and inclusive places.

The planning service will be mindful of this when preparing for consultation on this draft SPD, maximising safe and accessible environments for the in-person consultation events.

**4.9.3** Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

Please refer to [Table 1: Actions](#)

**4.10 Other:** (e.g. rurality, growth, socio-economic status etc.).


**4.10.1** Has your research identified that the proposal will have an impact on this protected characteristic?

Yes

**If you have selected no – please move forward to question 5.1**

**If you have selected yes – please continue below (4.10.2)**

**4.10.2** Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 
- approximately 250 words per impact

Positive, medium impact

The draft Planning Obligations SPD considers social and economic impacts of proposed development coming forward and sets out to require specific types of infrastructure that will positively impact people experiencing poverty and social isolation for people living in rural areas by improving connectivity and access to local green space, health and wellbeing facilities and community or cultural infrastructure.



## Section 5: Summary

- 5.1** Briefly summarise the key findings of the EqIA and any significant equality considerations that should be taken into account when deciding whether or not to proceed with the proposal (this section can be included within the 'equality implications' section of any committee reports). (Approximately 250 words)

The EqIA demonstrates that the Planning Obligations Supplementary Planning Document will have a positive impact on a number of groups and protected characteristics. GCSP is keen to carry out consultation on this document to incorporate the views of the public into the SPD.

Once consultation is completed, the EqIA will be updated to reflect the proposed adoption stage of the Planning Obligations SPD. Team Leaders and the Equalities Officers at both Councils will then ensure that the actions set out in the EqIA are implemented so that both Councils are compliant with public sector equality duty. GCSP is also committed to monitoring the efficacy of this document to ensure that it actually delivers the positive benefits set out in this EqIA, and we are willing to work with Equality Officers at both Councils to achieve these aims.

- 5.2** Confirm the recommendation of the officer completing the EqIA:
- Approved (No major change): Your analysis demonstrates that the policy is robust, and the evidence shows no potential for discrimination and that you have taken all appropriate opportunities to advance equality and foster good relations between groups.

**5.3** Signature of individual completing EqIA:  
Katherine Selley, Planning Policy Officer

**5.4** Date of completion:  
16.10.2024

## **Section 6: Sign Off**

**6.1** Approving officer EqIA review outcome:

- Approved (No major change): Your analysis demonstrates that the policy is robust, and the evidence shows no potential for discrimination and that you have taken all appropriate opportunities to advance equality and foster good relations between groups.

**6.2** Do you give permission to publish this EqIA on SCDC website?  
Yes

**6.3** When will this proposal next be reviewed and who will this be?  
Spring 2025, post public consultation on the draft Planning Obligations Supplementary Planning Document.

**6.4** Approving officer signature:  
Lizzie Wood, Principal Planning Policy Officer

**6.5** Date of approval:  
17.10.2024

Please send a copy to [Equality.Schemes@scambs.gov.uk](mailto:Equality.Schemes@scambs.gov.uk)



# Draft Greater Cambridge Planning Obligations Supplementary Planning Document

## Sustainability Appraisal

November 2024

## Contents

1. Introduction .....	3
2. Strategic Environmental Assessment.....	6
3. Sustainability Appraisal .....	10
4. Conclusion .....	20

# 1. Introduction

- 1.1. The Greater Cambridge Shared Planning Service has drafted the Planning Obligations Supplementary Planning Document (SPD) to provide guidance on how the Councils seek to apply planning obligations through the Section 106 process to new development proposals. The SPD supplements planning policies contained within both the Cambridge Local Plan (2018) and South Cambridgeshire Local Plan (2018) that seek to secure infrastructure necessary to support the needs generated by proposed developments. The draft SPD will be made available for public consultation between 28 November 2024 to 24 January 2025.
- 1.2. The document has been prepared to:
- Aid the smooth functioning of the planning application process by making developers and landowners aware of the procedures for securing planning obligations, including the provision of affordable housing;
  - Clarify the types of planning obligations that may be sought depending on the nature of the development proposal and site circumstances;
  - Clarify the relationship between planning obligations and planning conditions; and
  - Help to deliver good quality sustainable growth across the Greater Cambridge area that accords with the policies and requirements of the Development Plans.
- 1.3. The Planning Obligations SPD is intended to be a material consideration in the determination of planning applications. The draft SPD supports the implementation of the following policies:

## **Cambridge Local Plan (2018):**

### Section Two: The Spatial Strategy

- Policy 1: The Presumption in Favour of Sustainable Development
- Policy 5: Sustainable Transport and Infrastructure
- Policy 7: The River Cam
- Policy 8: Setting of the City

### Section Three: City Centre, Areas of Major Change, Opportunity Areas and Site-Specific Proposals

- Policy 10: The City Centre
- Policy 11: Development in the City Centre Primary Shopping Area
- Policy 12: Fitzroy/Burleigh Street/Grafton Area of Major Change
- Policy 13: Cambridge East

- Policy 14: Areas of Major Change and Opportunity Area – General Principles
- Policy 15: Cambridge Northern Fringe East and New Railway Station Area of Major Change
- Policy 16: South of Coldham’s Lane Area of Major Change
- Policy 17: Cambridge Biomedical Campus (including Addenbrooke’s Hospital) Area of Major Change
- Policy 18: Southern Fringe Areas of Major Change
- Policy 19: West Cambridge Area of Major Change
- Policy 20: Land between Huntingdon Road and Histon Road Area of Major Change
- Policy 21: Station Areas West and Clifton Road Area of Major Change
- Policy 22: Mitcham’s Corner Opportunity Area
- Policy 23: Eastern Gate Opportunity Area
- Policy 24: Mill Road Opportunity Area
- Policy 25: Cambridge Railway Station, Hills Road Corridor to the City Centre Opportunity Area
- Policy 26: Old Press/Mill Lane Opportunity Area
- Policy 27: Site specific Development Opportunities

Section Four: Responding to Climate Change and Managing Resources

- Policy 28: Carbon Reduction, Community Energy Networks, Sustainable Design and Construction, and Water Use
- Policy 31: Integrated Water Management and the Water Cycle

Section Six: Maintaining a Balanced Supply of Housing

- Policy 45: Affordable Housing and Dwelling Mix

Section Seven: Protecting and Enhancing the Character of Cambridge

- Policy 55: Responding to Context
- Policy 56: Creating Successful Places
- Policy 61: Conservation and Enhancement of Cambridge’s Historic Environment
- Policy 67: Protection of Open Space
- Policy 69: Protection of Sites of Biodiversity and Geodiversity Importance

Section Nine: Providing the Infrastructure to Support Development

- Policy 85: Infrastructure Delivery, Planning Obligations and the Community Infrastructure Levy

## **South Cambridgeshire Local Plan (2018):**

### Chapter 2: Spatial Strategy

- Policy S/2: Objectives of the Local Plan

### Chapter 3: Strategic Sites

- Policy SS/1: Orchard Park
- Policy SS/2: Land Between Huntingdon Road and Histon Road
- Policy SS/3: Cambridge East
- Policy SS/4: Cambridge Northern Fringe East and Cambridge North Railway Station
- Policy SS/5: Northstowe Extension
- Policy SS/6: Waterbeach New Town
- Policy SS/7: New Village at Bourne Airfield
- Policy SS/8: Cambourne West

### Chapter 10: Promoting and Delivering Sustainable Transport and Infrastructure

- Policy TI/8: Infrastructure and New Developments

- 1.4. The Planning Obligations SPD has been developed with input from Officers from across both South Cambridgeshire District Council and Cambridge City Council, as well as input from Councillors through consideration as part of the committee process. Further detail on this input will be included within the Statement of Consultation, which will be published alongside the consultation documents.
- 1.5. Sustainability Appraisals (SA) are a mechanism for considering and communicating the likely effects of a plan, and alternatives, in terms of sustainability issues, with a view to avoiding and mitigating adverse effects and maximising the positives. The purpose of SA is to ensure that the potential sustainability effects of a plan are addressed through an assessment of the sustainability impacts of objectives, actions, policies, allocations and their alternatives at an early stage in plan preparation. It is a requirement that the SA is undertaken in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004, which were prepared in order to transpose into national law the requirements of the [EU Strategic Environment Assessment \(SEA\) Directive](#).
- 1.6. The Planning and Compulsory Purchase Act 2004 required that all Local Development Documents, including development plan documents (now local plans) and SPDs be subject to SA prior to publication. Alterations to Section 19(5) of the 2004 Act under the Planning Act 2008 removed the

requirements for local planning authorities to produce an SA for SPDs. The rationale behind this is that SPDs do not provide any new policies or site allocations but provide supplementary guidance relating to policies set out in overarching local plans that will have been subject to an SA incorporating the requirements of the SEA Directive.

- 1.7. However, an SPD may occasionally be found likely to give rise to significant effects which have not been formally assessed in the context of a higher-level planning document. Therefore, local planning authorities need to screen their SPDs to ensure that the legal requirements for SA are met where there are impacts that have not been covered in the appraisal of the parent plan or where an assessment is required by the SEA Directive.
- 1.8. Cambridge City Council and South Cambridgeshire District Council do not consider that an SA/SEA is likely to be required for the purpose of the draft Planning Obligations SPD for the reasons outlined in this report, which sets out the assessment on which the Councils' screening opinion is based.

## **2. Strategic Environmental Assessment**

- 2.1. Firstly, the screening process must ascertain whether the draft Greater Cambridge Planning Obligations SPD gives rise to significant environmental effects, using the criteria set out in Annex II of the SEA Directive and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004.
- 2.2. Paragraph 10 of the SEA Directive only requires SEA for plans which 'determine the use of small areas at a local level' or which are 'minor modifications' to plans, when these are determined to be likely to cause significant environmental effects. Therefore, the criteria for determining the likely significance of effects as listed in Annex II of the SEA Directive and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004 have been reviewed to determine whether the exception applies to the Planning Obligations SPD.
- 2.3. The table below sets out the findings of this assessment, which clearly demonstrate that the draft SPD does not require an SEA, beyond that already undertaken for the draft SPD's parent policy and site allocation contained within the appraisal of the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018.



**Table 1:** Screening in relation to Schedule 1 Criteria of the Strategic Environmental Assessment Directive

<b>1. The characteristics of Planning Obligations SPD having regard to:</b>	
(1a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	The draft Planning Obligations SPD will not set a new framework for projects and will not allocate resources. It offers guidance to supplement the policies within the Cambridge Local Plan (2018) and the South Cambridgeshire Local Plan (2018).
(1b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The draft Planning Obligations SPD sits at the bottom of the plan hierarchy and as such is influenced by plans higher up the hierarchy (e.g. the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018), for which it provides additional guidance. While it will influence the development of planning applications, policies higher up in the plan hierarchy are the key determining factor for development.
(1c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.	The draft Planning Obligations SPD provides supplementary guidance on policies within the adopted local plans pertaining to biodiversity, sustainable development and climate change mitigation and adaptation.
(1d) Environmental problems relevant to the plan or programme; and	There are no environmental problems relevant to the SPD. The policies within the adopted Local Plans that the SPD supplement are not expected to have any significant negative effects on the environment.
(1e) The relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	The draft Planning Obligations SPD contains guidance on planning obligation requirements to address the impact of development on waste provision and services.
<b>2. Characteristics of the effects and of the area likely to be affected, having regards, in particular to:</b>	

<p>(2a) The probability, duration, frequency and reversibility of the effects.</p>	<p>The appraisal of the parent policies for which the draft CBC SPD provides guidance, mostly found that the policies would have positive effects on the sustainability objectives.</p>
<p>(2b) The cumulative nature of the effects.</p>	<p>The appraisal of the parent policies for which the draft CBC SPD provides guidance, did not consider that there would be any significant cumulative effects.</p>
<p>(2c) The trans-boundary nature of the effects.</p>	<p>The draft CBC SPD is focussed on providing guidance for development proposals within administrative boundary of Cambridge and South Cambridgeshire.</p>
<p>(2d) The risks to human health or the environment (for example, due to accidents)</p>	<p>Many of the parent policies for which the SPD provides guidance have been developed in order to mitigate any potential effects on human health or the environment associated with new development.</p>
<p>(2e) The magnitude and spatial extent of the effects (geographical area and size of population likely to be affected);</p>	<p>The draft SPD will be applied to all relevant planning applications within the administrative boundary of Cambridge and South Cambridgeshire. According to the Office for National Statistics, as of 2021, the area had a combined population of over 305,900 persons.</p>
<p>(2f) The value and vulnerability of the area likely to be affected due to:</p> <ul style="list-style-type: none"> <li>(i) Special natural characteristics or cultural heritage</li> <li>(ii) Exceeded environmental quality standards or limit values; or</li> <li>(iii) Intensive land-use</li> </ul>	<p>Policies within the Cambridge and South Cambridgeshire Local Plans seek to protect the cultural heritage of the area and ensure that new development does not lead to an exceedance of environmental quality standards or limit values. Guidance in the draft Planning Obligations SPD seeks to supplement these policies.</p>
<p>(2g) The effects on areas or landscapes which have a recognised national, Community or protection status.</p>	<p>There are a range of internationally designated sites in Cambridgeshire including RAMSAR sites, Special Areas Conservation and Special Protection Areas, as well as national and local designations including Sites of Special</p>

Scientific Interest, County Wildlife Sites and Local Nature Reserves. These are protected, conserved and enhanced by adopted planning policies. These plans have been subject to the Habitat Regulations Assessment screening process. The draft Planning Obligation SPD is unlikely to have an impact on these areas.

### 3. Sustainability Appraisal

- 3.1. [Government guidance](#) suggests that where an authority has made a determination that a plan is unlikely to have any significant environmental effect, and is therefore exempt from the SEA Directive, it must consider whether there are likely to be any significant economic or social effects. As such, the second stage in the screening process considers whether the Planning Obligations SPD gives rise to significant economic or social effects. If these have been formally assessed in the context of higher level policies or allocations in local plans, then it is unlikely that significant social and economic effects will arise as a result of the Planning Obligations SPD.
- 3.2. The parent policies of relevance to this SPD are contained in the Cambridge Local Plan 2018 and South Cambridgeshire Local Plan 2018, which were appraised during their preparation and the [appraisal results](#) reported on. The SA's assessed the parent policies and site allocations against a range of social, economic and environmental 'sustainability objectives' using a range of indicators to consider the contribution they made towards the achievement of various sustainability objectives.
- 3.3. The main findings of the assessment for the **Cambridge Local Plan** were as follows:
  - Overall the plan would lead to significant positive effects in terms of the SA objectives: to reduce transport emissions by encouraging cycling and promoting infrastructure for zero emissions vehicles; reduce carbon emissions from all aspects of new developments and ensure development meets the highest standards in low carbon design; account for the whole life carbon cost of new development and transport infrastructure; and ensure greater deployment of energy efficiency and renewable energy technologies.
  - Policy 28 considers opportunities for development to integrate the principles of sustainable design and construction, with the supporting text noting that climate adaptation can include the use of include green roofs and enhanced tree canopies. Such emphasis may help to support biodiversity as a co-benefit of adaptation.
  - Requirements related to water efficiency contained within Policy 28 would have positive to significant positive effects in ensuring that new development plays a role in responding to the water stress faced by the city and wider region.

- Protection against the adverse effects of poor air quality is likely to be provided by Policy 36 which looks to prevent adverse effects on air quality in AQMAs, and the creation of a new one; plus the prevention of adverse effects on human health as a result of development within AQMAs. As a result, this policy may lead to significant positive effects.
- Policy 33 is likely to result in positive effects for community and wellbeing as it focuses on ensuring that contaminated land does not result in adverse health impacts.
- The protection of designated areas is the focus of Policy 69, which sets out criteria for the protection of sites of local nature conservation importance. Such protection should result in positive effects. Policy 71 is likely to have positive effects noting that development proposals should preserve, protect and enhance existing trees and hedges that have amenity value.
- No potential negative effects were found as a result of any of the policies for which further guidance is provided in the draft Greater Cambridge Sustainable Design and Construction SPD.

3.4. For the **South Cambridgeshire Local Plan**, the main findings of the SA are summarised in Table 2 below:

**Table 2:** Potential effects of the South Cambridgeshire Local Plan policies for which the Planning Obligations SPD provides guidance.

SA objective	Potential effect
<b>Land / soil</b>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy CC/6) on soil through requiring careful management of materials on site (including soil).</li> <li>• Minor beneficial effect (Policy SC/12) as the policy provides for the use of contaminated land where this can be appropriately remediated for the proposed use, thereby enabling the use of previously developed land and contribute to reducing the need for the use of undeveloped land.</li> </ul>
<b>Waste</b>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy CC/1) on minimising waste production through requirements (in supporting text) to reduce waste and increase recycling.</li> </ul>

	<ul style="list-style-type: none"> <li>• Significant beneficial impact (Policy CC/6) on waste through requiring construction sites to reduce waste produced and maximise re-use / recycling.</li> </ul>
<b>Pollution</b>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy CC/1) on improving air quality through requirements (in supporting text) to reduce car use and encourage use of alternative modes.</li> <li>• Minor beneficial impact (Policy CC/4) on water quality through the promotion of CfSH Level 4 and BREEAM certifications regarding water use conservation. The most significant differentiation of higher levels of the code is higher standards for water use so the standards suggested will be particularly positive given the fact that South Cambridgeshire is an area of serious water stress.</li> <li>• Uncertain impact (Policy CC/5) on improving air quality. Options could include very low NOx boilers but this is not mentioned in the supporting text.</li> <li>• Beneficial impact (Policy CC/6) on pollution through requiring constructors to avoid noise, smells and dust. This impact is temporary during the construction phase.</li> <li>• Beneficial impact (Policy NH/4 and NH/5) on enhancing the quality of the water environment, if ecological enhancements and protection of designated sites include protection / improvements to the water environment.</li> <li>• Beneficial impact (Policy SC/10) on preventing and reducing light pollution impacts as the policy aims to reduce light spill and glare. The supporting text also refers to intrinsically dark landscapes which should also mean upward light transmission also falls to be controlled by this policy.</li> <li>• Beneficial impact (Policy SC/11) on reducing noise pollution in the District.</li> <li>• Beneficial impact (Policy SC/12) on reducing the levels of land pollution, through ensuring that contaminated land issues are dealt with as part of any development.</li> <li>• Beneficial impact (Policy SC/13) on reducing air pollution and increasing air quality through requirements for development not</li> </ul>

	<p>to worsen air quality in declared Air Quality Management Areas (AQMAs), or generate the need for declaration of a new AQMA. Additionally, the policy allows for refusal of proposals which would lead to unacceptable standards of air quality if developed.</p> <ul style="list-style-type: none"> <li>• Beneficial impact (Policy SC/15) on air pollution through reducing odour and other fugitive emissions to air</li> </ul>
<p><b>Protected Sites</b></p>	<ul style="list-style-type: none"> <li>• Indirect beneficial impact (Policy CC/4) on habitats and species through the promotion of CfSH Level 4 and BREEAM certifications which consider water use conservation measures, which will indirectly benefit habitats through contributing to reductions in potential water stress throughout and beyond the plan area in hydrologically linked catchments.</li> <li>• Significant beneficial impact (Policy NH/4 and NH/5) on protected sites. The policies set out protection for protected sites and also priority habitats many of which are protected sites.</li> <li>• Beneficial impact (Policy SC/10) on preventing and reducing light pollution impacts, as the supporting text supports the consideration of nature conservation which would include impacts on protected species which can be negatively affected by light pollution such as many species of bats.</li> <li>• Minor beneficial impact (Policy SC/13) through consideration of air quality, as poor air quality can impact sensitive habitats on protected sites. Impacts are likely to be minor and indirect, but the policy contributes to cumulative reductions in emissions to air.</li> </ul>
<p><b>Habitats</b></p>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy CC/1) on habitats and species through requirements (in supporting text) to create a better linked habitat network. Beneficial impact (Policy CC/2) on habitats and species through ensuring low carbon energy generation does not have unacceptable impacts on natural assets.</li> <li>• Indirect beneficial impact (Policy CC/4) on habitats and species through the promotion of CfSH Level 4 and BREEAM certifications which consider water use conservation measures, which will indirectly benefit habitats through contributing to reductions in potential water stress throughout and beyond the plan area in hydrologically linked catchments.</li> </ul>

	<ul style="list-style-type: none"> <li>• Significant beneficial impact (Policy NH/4 and NH/5) on habitats and species as the policies set out protection for protected sites and priority habitats and species. The reference to BAP targets in Policy NH/3 is particularly positive.</li> <li>• Beneficial impact (Policy SC/10) on characteristic species, which may be adversely affected by light pollution, such as song birds, by the policy intent to prevent and reduce light pollution impacts, as the supporting text supports the consideration of nature conservation.</li> <li>• Beneficial impact (Policy SC/13) on reducing air pollution which will benefit habitats or species which are sensitive to air pollution impacts.</li> </ul>
<b>Green spaces</b>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy NH/4 and NH/5) on access to green spaces as the policies will encourage protection / creation of habitats and networks.</li> </ul>
<b>Landscape</b>	<ul style="list-style-type: none"> <li>• Uncertain impact (Policy CC/3) on landscape as large numbers of solar panels could affect local landscape and townscape character and this is not recognised in the policy.</li> <li>• Beneficial impact (Policy CC/6) on landscape through ensuring that spoil management takes into account landscape character.</li> <li>• Beneficial impact (Policy NH/4 and NH/5) on landscape. This will be an indirect effect. If development respects protected sites and habitats, it is more likely to respect landscape character as well.</li> <li>• Beneficial impact (Policy SC/10) on preventing and reducing light pollution impacts as the policy aims to reduce light spill and glare. The supporting text also refers to intrinsically dark landscapes which should also mean upward light transmission (sky glow) also falls to be controlled by this policy. Sensitive lighting can ensure that the character and townscapes, particularly historic ones is maintained.</li> <li>• Beneficial impact (Policy SC/11) on the tranquillity element of the experience of landscape through the policy's reduction of noise pollution, especially in the countryside and rural areas, but there can also be benefits to townscapes.</li> </ul>



<b>Heritage</b>	<ul style="list-style-type: none"> <li>• Uncertain impact (Policy CC/3) on heritage as large numbers of solar panels could affect townscape character and this is not recognised in the policy.</li> <li>• Beneficial impact (Policy NH/4 and NH/5) on heritage. This will be an indirect effect. If development respects protected sites, habitats and species it is more likely to respect landscape character and heritage as well.</li> <li>• Significant beneficial impact (Policy NH/15) on heritage through protection of heritage assets when considering climate change mitigation or adaptation measures.</li> <li>• Beneficial impact (Policy SC/10) on the amenity value of historic features since sensitive lighting can ensure that the character of historic area (Conservation Areas, the settings of Listed Buildings and Scheduled Ancient Monuments) is maintained, without excessive modern lighting infrastructure</li> <li>• Minor and indirect potential beneficial impact (Policy SC/13) on heritage assets through reducing air pollution, high levels of which can cause damage to the historic fabric of buildings.</li> </ul>
<b>Places</b>	<ul style="list-style-type: none"> <li>• Uncertain impact (Policy CC/3) on places as large numbers of solar panels could affect townscape character and this is not recognised in the policy.</li> <li>• Beneficial impact (Policy NH/4) on places. This will be an indirect effect. If the policy encourages creation of habitats and networks this may lead to higher standard design that people want to live and work in.</li> <li>• Beneficial impact (Policy SC/10) on quality of places because in some circumstances good quality lightings schemes can enhance the amenity of the built environment by highlighting buildings and open spaces of character.</li> <li>• Beneficial impact (Policy SC/11) on places through reducing noise pollution which will contribute to the amenity of places.</li> </ul>
<b>Climate Mitigation</b>	<ul style="list-style-type: none"> <li>• Significant beneficial impact (Policy CC/1) on climate change through requiring that development embed the principles of climate change mitigation and adaptation.</li> </ul>

	<ul style="list-style-type: none"> <li>• Potential for significant beneficial impact (Policy CC/3) on climate change through requiring new development to meet targets to reduce emissions through the generation of low carbon energy.</li> <li>• Beneficial impact (Policy CC/5) on climate change through promotion of sustainable options including renewable technologies, energy efficient white goods and improved u-value windows.</li> <li>• Beneficial impact (Policy NH/15) on climate mitigation through encouraging the installation of measures where they would safeguard heritage significance.</li> <li>• Indirect beneficial impact (Policy SC/10) on climate change mitigation, since the measures taken to reduce light pollution can result in increased energy efficiency overall because unnecessary lighting is avoided.</li> <li>• Indirect beneficial impact (Policy SC/13) on climate change mitigation through the measures required to be taken to reduce local air pollution, such as preparation of a Travel Plan for larger developments which would be likely to include more sustainable travel options, thereby assisting with reduction of greenhouse gases.</li> </ul>
<p><b>Climate Adaptation</b></p>	<ul style="list-style-type: none"> <li>• Significant beneficial impact (Policy CC/1) on climate change adaptation through requiring that development embed the principles of climate change mitigation and adaptation.</li> <li>• Significant beneficial impact (Policy CC/4) on water use and climate change adaptation through the promotion of CfSH Level 4 and BREEAM certifications which consider reducing water use conservation. The most significant differentiation of higher levels of the code is higher standards for water use so the standards suggested will be particularly positive given the fact that South Cambridgeshire is an area of serious water stress.</li> <li>• Beneficial impact (Policy CC/5) on water use through promotion of sustainable options including rainwater harvesting, water efficient white goods and fittings.</li> </ul>

	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy NH/4 and NH/5) on climate adaptation. Ensuring that natural habitats are maintained and enhanced will help to reduce the effects of climate change.</li> <li>• Significant beneficial impact (Policy NH/15) on climate adaptation through encouraging the installation of measures where they would safeguard heritage significance.</li> </ul>
<b>Health</b>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy CC/1) on health and well-being through requirements (in supporting text) to create a better linked habitat network and the promotion of cycling and walking.</li> <li>• Neutral impact on health (Policy CC/4).</li> <li>• Beneficial impact (Policy CC/6) on health and well-being through requiring constructors to avoid noise, smells, dust and other impacts on neighbours. This impact is temporary during the construction phase.</li> <li>• Beneficial impact (Policy NH/4, NH/6 and NH/7) on health and wellbeing. Research has shown that being surrounded by nature (such as that of a green infrastructure network and ancient woodlands) is good for people’s health and well-being.</li> <li>• Beneficial impact (Policy SC/10) on health and well being where light pollution is reduced, especially in residential areas where light trespass into dwellings can cause sleep disturbance, and these potential negative impacts are recognised in the policy’s supporting text.</li> <li>• Beneficial impact (Policy SC/11) on health through reducing noise pollution which can be a nuisance and have adverse health implications.</li> <li>• Indirect beneficial impact (Policy SC/12) on health through ensuring that remediation of contaminated land is appropriate for the proposed use, this will lead to the protection of human health.</li> <li>• Beneficial impact (Policy SC/13) on health through reducing air pollution and ensuring no local rises in air pollution thereby helping to avoid its adverse health implications. Minor and indirect beneficial impacts on health could arise through the mitigation measures required of developments such as the provision or promotion of other forms of transport such as</li> </ul>

	<p>walking and cycling through the Travel Plans required for larger developments.</p> <ul style="list-style-type: none"> <li>• Beneficial impact (Policy SC/15) on health and amenity through reducing odour and other fugitive emissions to air.</li> </ul>
<b>Crime</b>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy SC/10) on reducing crime and fear of crime.</li> </ul> <p>through well designed lighting schemes, reducing light pollution requires lighting to be better directed to the task which can often improve the impression of safety of an area, or the impression of security for sites where PIR lighting is well directed.</p>
<b>Open Space</b>	<ul style="list-style-type: none"> <li>• Minor beneficial impact (Policy SC/10) on the quality of public open spaces, through sensitive and adequate lighting provision.</li> <li>• Minor beneficial impact (Policy SC/11) on the quality of public open spaces, through ensuring that additional development does not have noise impacts on these open spaces, thereby maintaining their amenity value.</li> </ul>
<b>Housing</b>	<ul style="list-style-type: none"> <li>• Indirect beneficial impact (Policy SC/10) on provision of decent homes, which do not impact adversely on the health of residents because this policy seeks to ensure that light trespass into residential properties is reduced or mitigated within lighting schemes.</li> <li>• Beneficial impact (Policy SC/11) on provision of decent homes, which do not impact adversely on the health of residents through reducing noise pollution, and therefore nuisance.</li> </ul> <p>Beneficial impact (Policy SC/12) on provision of decent homes, which do not impact adversely on the health of residents through ensuring that housing developments only occur on land which can undergo suitable remediation.</p> <ul style="list-style-type: none"> <li>• Beneficial impact (Policy SC/13) on provision of decent homes, which do not impact adversely on the health of residents through reducing local air pollution.</li> <li>• Beneficial impact (Policy SC/15) on provision of decent homes, which do not impact adversely on the health or amenity of residents through reducing odour and other fugitive emissions to air.</li> </ul>

<b>Investment</b>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy CC/3) on investment through facilitating investment in low carbon technologies.</li> </ul>
<b>Travel</b>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy CC/1) on sustainable travel through requirements (in supporting text) to promote sustainable forms of travel.</li> <li>• Indirect beneficial impact (Policy SC/13) on climate change mitigation through the measures required to be taken to reduce local air pollution, such as preparation of a Travel Plan for larger developments which would be likely to include the provision of more sustainable travel options. The policy supporting text also promotes the co-location of uses which could help reduce the need to travel, or journey distances.</li> </ul>
<b>Transport Infrastructure</b>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy CC/6) on the transport network through encouraging the safe and responsible routing of construction traffic. This impact is temporary during the construction phase.</li> <li>• Beneficial impact (Policy SC/10) on making transport infrastructure safer for all users of the transport network through requirements to ensure that there is no dazzling or distraction to road users including cyclists, equestrians and pedestrians, and requirements for road and footway lighting to meet the County Council’s adopted standards.</li> </ul>

3.5. Where the assessment noted the potential for uncertain effects, suggested changes were proposed to the Local Plan as set out in [Appendix 5 of the Sustainability Appraisal](#).

## 4. Conclusion

- 4.1. The draft Planning Obligations Supplementary Planning Document provides guidance on the implementation of policies contained within the adopted 2018 Cambridge and South Cambridgeshire Local Plans. As such, the parent policies for which the draft SPD provides guidance have been subject to SA as part of the Local Plans' processes. The conclusion of this screening process is that as the draft Planning Obligations SPD does not make any changes to these parent policies, it will not give rise to significant environmental effects.
- 4.2. The draft Planning Obligations SPD does not give rise to significant social and economic effects beyond those already identified as part of the appraisal of the parent policies and site allocation contained within the adopted 2018 Cambridge and South Cambridgeshire Local Plans. As such it is not considered necessary to undertake a separate SA for this draft SPD.



**Draft Planning Obligations Supplementary Planning  
Document**

**Habitats Regulation Assessment Screening Report**

**November 2024**

## Contents

1. Introduction .....	5
2. Habitats Regulation Assessment.....	8
The Habitats Directive .....	8
What is Habitats Regulations Assessment?.....	9
Structure of this report.....	11
3. Planning Obligations SPD and relationship to the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018.....	12
Cambridge Local Plan (2018): .....	<b>Error! Bookmark not defined.</b>
Section Two: The Spatial Strategy .....	<b>Error! Bookmark not defined.</b>
• Policy 1: The Presumption in Favour of Sustainable Development;..	<b>Error! Bookmark not defined.</b>
• Policy 2: Spatial Strategy for the Location of Employment Development; .....	<b>Error! Bookmark not defined.</b>
• Policy 3: Spatial Strategy for the Location of Residential Development; .....	<b>Error! Bookmark not defined.</b>
• Policy 4: The Cambridge Green Belt; .....	<b>Error! Bookmark not defined.</b>
• Policy 5: Sustainable Transport and Infrastructure; .....	<b>Error! Bookmark not defined.</b>
• Policy 6: Hierarchy of Centres and Retail Capacity;.....	<b>Error! Bookmark not defined.</b>
• Policy 8: Setting of the City. ....	<b>Error! Bookmark not defined.</b>
Section Three: City Centre, Areas of Major Change, Opportunity Areas and Site-Specific Proposals .....	<b>Error! Bookmark not defined.</b>
• Policy 10: The City Centre;.....	<b>Error! Bookmark not defined.</b>
• Policy 14: Areas of Major Change and Opportunity Area – General Principles.....	<b>Error! Bookmark not defined.</b>
Section Four: Responding to Climate Change and Managing Resources ..	<b>Error! Bookmark not defined.</b>
• Policy 28: Carbon Reduction, Community Energy Networks, Sustainable Design and Construction, and Water Use; .....	<b>Error! Bookmark not defined.</b>
• Policy 29: Renewable and Low Carbon Energy Generation;.....	<b>Error! Bookmark not defined.</b>
• Policy 31: Integrated Water Management and the Water Cycle; .....	<b>Error! Bookmark not defined.</b>
• Policy 34: Light Pollution Control;.....	<b>Error! Bookmark not defined.</b>
• Policy 35: Protection of Human Health and Quality of Life from Noise and Vibration; .....	<b>Error! Bookmark not defined.</b>
• Policy 36: Air Quality, Odour and Dust; .....	<b>Error! Bookmark not defined.</b>
• Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding Zones. ....	<b>Error! Bookmark not defined.</b>



Section Five: Supporting the Cambridge Economy.....	<b>Error! Bookmark not defined.</b>
• Policy 40: Development and Expansion of Business Space; .....	<b>Error! Bookmark not defined.</b>
• Policy 41: Protection of Business Space; .....	<b>Error! Bookmark not defined.</b>
• Policy 42: Connecting New Developments to Digital Infrastructure; .....	<b>Error! Bookmark not defined.</b>
• Policy 43: University Development.....	<b>Error! Bookmark not defined.</b>
Section Seven: Protecting and Enhancing the Character of Cambridge....	<b>Error! Bookmark not defined.</b>
• Policy 55: Responding to Context;.....	<b>Error! Bookmark not defined.</b>
• Policy 56: Creating Successful Places;.....	<b>Error! Bookmark not defined.</b>
• Policy 57: Designing New Buildings; .....	<b>Error! Bookmark not defined.</b>
• Policy 58: Altering and Extending Existing Buildings; .....	<b>Error! Bookmark not defined.</b>
• Policy 59: Designing Landscape and the Public Realm; .....	<b>Error! Bookmark not defined.</b>
• Policy 60: Tall Buildings and the Skyline in Cambridge;.....	<b>Error! Bookmark not defined.</b>
• Policy 61: Conservation and Enhancement of Cambridge’s Historic Environment;.....	<b>Error! Bookmark not defined.</b>
<b>Bookmark not defined.</b>	
• Policy 62: Local Heritage Assets;.....	<b>Error! Bookmark not defined.</b>
• Policy 68: Open Space and Recreation Provision through New Development; .....	<b>Error! Bookmark not defined.</b>
<b>Bookmark not defined.</b>	
• Policy 69: Protection of Sites of Biodiversity and Geodiversity Importance; ..	<b>Error! Bookmark not defined.</b>
<b>Bookmark not defined.</b>	
• Policy 70: Protection of Priority Species and Habitats. ....	<b>Error! Bookmark not defined.</b>
Section Eight: Services and Local Facilities .....	<b>Error! Bookmark not defined.</b>
• Policy 73: Community. Sports and Leisure Facilities; .....	<b>Error! Bookmark not defined.</b>
• Policy 75: Healthcare Facilities; .....	<b>Error! Bookmark not defined.</b>
• Policy 77: Development and Expansion of Visitor Accommodation. ....	<b>Error! Bookmark not defined.</b>
Section Nine: Providing the Infrastructure to Support Development .....	<b>Error! Bookmark not defined.</b>
• Policy 80: Supporting Sustainable Access to Development;.....	<b>Error! Bookmark not defined.</b>
• Policy 81: Mitigating the Transport Impact of Development; .....	<b>Error! Bookmark not defined.</b>
• Policy 82: Parking Management; .....	<b>Error! Bookmark not defined.</b>
• Policy 85: Infrastructure Delivery, Planning Obligation and the Community Infrastructure Levy. ....	<b>Error! Bookmark not defined.</b>
<b>Bookmark not defined.</b>	
South Cambridgeshire Local Plan (2018):.....	<b>Error! Bookmark not defined.</b>
Chapter 2: Spatial Strategy .....	<b>Error! Bookmark not defined.</b>
• Policy S/3: Presumption in Favour of Sustainable Development; .....	<b>Error! Bookmark not defined.</b>
• Policy S/4 Cambridge Green Belt.....	<b>Error! Bookmark not defined.</b>
Chapter 4: Climate Change .....	<b>Error! Bookmark not defined.</b>
• Policy CC/1: Mitigation and Adaption to Climate Change; .....	<b>Error! Bookmark not defined.</b>
• Policy CC/3 Renewable and Low Carbon Energy in New Development; .....	<b>Error! Bookmark not defined.</b>
<b>Bookmark not defined.</b>	
• Policy CC/4: Water Efficiency;.....	<b>Error! Bookmark not defined.</b>

- Policy CC/6 Construction Methods;.....**Error! Bookmark not defined.**
- Policy CC/7: Water Quality. ....**Error! Bookmark not defined.**
- Chapter 5: Delivering High Quality Places .....**Error! Bookmark not defined.**
- Policy HQ/1: Design Principles;.....**Error! Bookmark not defined.**
- Policy HQ/2: Public Art and New Development. ....**Error! Bookmark not defined.**
- Chapter 6: Protecting and Enhancing the Natural and Historic Environment..... **Error! Bookmark not defined.**
- Policy NH/4: Biodiversity; .....**Error! Bookmark not defined.**
- Policy NH/6: Green Infrastructure. ....**Error! Bookmark not defined.**
- Chapter 8: Building a Strong and Competitive Economy.....**Error! Bookmark not defined.**
- Policy E/2: Cambridge Biomedical Campus Extension;.....**Error! Bookmark not defined.**
- Policy E/9: Promotion of Clusters;.....**Error! Bookmark not defined.**
- Policy E/10: Shared Social Spaces in Employment Areas. ....**Error! Bookmark not defined.**
- Chapter 9: Promoting Successful Communities .....**Error! Bookmark not defined.**
- Policy SC/4: Meeting Community Needs;.....**Error! Bookmark not defined.**
- Policy SC/6 Indoor Community Facilities;.....**Error! Bookmark not defined.**
- Policy SC/9: Lighting Proposals; .....**Error! Bookmark not defined.**
- Policy SC/10: Noise Pollution;.....**Error! Bookmark not defined.**
- Policy SC/12 Air Quality. ....**Error! Bookmark not defined.**
- Chapter 10: Promoting and Delivering Sustainable Transport and Infrastructure . **Error! Bookmark not defined.**
- Policy TI/2: Planning for Sustainable Travel; .....**Error! Bookmark not defined.**
- Policy TI/3: Parking Provisions;.....**Error! Bookmark not defined.**
- Policy TI/6: Cambridge Airport Public Safety Zone;.....**Error! Bookmark not defined.**
- Policy TI/8: Infrastructure and New Developments; .....**Error! Bookmark not defined.**
- Policy TI/10: Broadband.....**Error! Bookmark not defined.**

4. Description of the Habitats Regulations Assessment Screening Report for the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018 and relevance to the Planning Obligations SPD ... 14

Description of relevant plans and strategies to be considered ‘in combination’ ..... 14

Screening methodology ..... 14

Natura 2000 and Ramsar Sites considered as part of the Screening Assessment ..... 15

Conclusions of the Screening Assessment and relevance to the Planning Obligations SPD ..... 16

5. Consultations ..... 19

6. Consultations .....**Error! Bookmark not defined.**



# 1. Introduction

- 1.1 The Greater Cambridge Shared Planning Service has drafted the Planning Obligations Supplementary Planning Document (SPD), in order to provide technical guidance to assist with the implementation of policies related to the Planning Obligations contained within the 2018 Cambridge and South Cambridgeshire Local Plans. The draft SPD was made available for public consultation between 28 November 2024 and 24 January 2025.
- 1.2 The SPD provides technical guidance for developers on the information that needs to be submitted with planning applications to demonstrate compliance with adopted planning policies related to Planning Obligations.
- 1.3 It supports the implementation of the following policies:

## **Cambridge Local Plan (2018):**

### Section Two: The Spatial Strategy

- Policy 1: The Presumption in Favour of Sustainable Development
- Policy 5: Sustainable Transport and Infrastructure
- Policy 7: The River Cam
- Policy 8: Setting of the City

### Section Three: City Centre, Areas of Major Change, Opportunity Areas and Site-Specific Proposals

- Policy 10: The City Centre
- Policy 11: Development in the City Centre Primary Shopping Area
- Policy 12: Fitzroy/Burleigh Street/Grafton Area of Major Change
- Policy 13: Cambridge East
- Policy 14: Areas of Major Change and Opportunity Area – General Principles
- Policy 15: Cambridge Northern Fringe East and New Railway Station Area of Major Change
- Policy 16: South of Coldham's Lane Area of Major Change
- Policy 17: Cambridge Biomedical Campus (including Addenbrooke's Hospital) Area of Major Change
- Policy 18: Southern Fringe Areas of Major Change
- Policy 19: West Cambridge Area of Major Change
- Policy 20: Land between Huntingdon Road and Histon Road Area of Major Change
- Policy 21: Station Areas West and Clifton Road Area of Major Change
- Policy 22: Mitcham's Corner Opportunity Area
- Policy 23: Eastern Gate Opportunity Area
- Policy 24: Mill Road Opportunity Area

- Policy 25: Cambridge Railway Station, Hills Road Corridor to the City Centre Opportunity Area
- Policy 26: Old Press/Mill Lane Opportunity Area
- Policy 27: Site specific Development Opportunities

#### Section Four: Responding to Climate Change and Managing Resources

- Policy 28: Carbon Reduction, Community Energy Networks, Sustainable Design and Construction, and Water Use
- Policy 31: Integrated Water Management and the Water Cycle

#### Section Six: Maintaining a Balanced Supply of Housing

- Policy 45: Affordable Housing and Dwelling Mix

#### Section Seven: Protecting and Enhancing the Character of Cambridge

- Policy 55: Responding to Context
- Policy 56: Creating Successful Places
- Policy 61: Conservation and Enhancement of Cambridge's Historic Environment
- Policy 67: Protection of Open Space
- Policy 69: Protection of Sites of Biodiversity and Geodiversity Importance

#### Section Nine: Providing the Infrastructure to Support Development

- Policy 85: Infrastructure Delivery, Planning Obligations and the Community Infrastructure Levy

### **South Cambridgeshire Local Plan (2018):**

#### Chapter 2: Spatial Strategy

- Policy S/2: Objectives of the Local Plan

#### Chapter 3: Strategic Sites

- Policy SS/1: Orchard Park
- Policy SS/2: Land Between Huntingdon Road and Histon Road
- Policy SS/3: Cambridge East
- Policy SS/4: Cambridge Northern Fringe East and Cambridge North Railway Station
- Policy SS/5: Northstowe Extension
- Policy SS/6: Waterbeach New Town
- Policy SS/7: New Village at Bourne Airfield
- Policy SS/8: Cambourne West

#### Chapter 10: Promoting and Delivering Sustainable Transport and Infrastructure

- Policy TI/8: Infrastructure and New Developments

- 1.4 Habitats Regulations Assessment is an assessment of the potential effects of a proposed plan or project, both alone and in combination with other plans and projects, on one or more Natura 2000 or Ramsar sites. This report summarises stage 1 of this process providing a summary of the [Habitats Regulations Assessment Screening Report](#) carried out for the Cambridge Local Plan 2018 and [Habitats Regulations Assessment Screening Report](#) for the South Cambridgeshire Local Plan 2018, for which the Planning Obligations SPD provides further guidance.
- 1.5 The conclusion drawn as a result of this screening assessment is that the Planning Obligations SPD is not likely to have any significant effects on the Natura 2000 or Ramsar sites identified. The Councils' therefore consider that it is not necessary to proceed to further stages of appropriate assessment.

## 2. Habitats Regulation Assessment

### The Habitats Directive

- 2.1 Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna and Flora (the 'Habitats Directive') provides the legal protection for habitats and species of European Importance. Article 6(3) establishes the requirement for Habitats Regulations Assessment and states:

“Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.”

Article 6(4) goes on to discuss alternative solutions, the test of ‘imperative reasons of overriding public interest’ (IROPI) and compensatory measures:

“If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted.

Where the site concerned hosts a priority natural habitat type and/or a priority species, the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest.”

- 2.2 The sites covered by Habitats Regulations Assessment form what are known as Natura 2000 sites. These are a European network of special areas of conservation (SACs) and special protection areas (SPAs) under the old Wild Birds Directive (79/409/EEC) and the new Wild Birds Directive (2009/147/EC), provided for by Article 3(1) of the Habitats Directive. These sites of international importance for nature conservation were established under the Habitats Directive, which was transposed into UK law as the [Conservation \(Natural Habitats, &C\) Regulations 1994](#). On 1 April 2010 this was replaced by [The Conservation of Habitats and Species Regulations 2010](#), which was

consequently amended by [The Conservation of Habitats and Species \(Amendment\) Regulations 2011 and 2012](#).

2.3 Also of relevance to Habitats Regulations Assessment is paragraph 176 of the National Planning Policy Framework (February 2019), which states that:

“the following should be given the same protection as habitats sites:

- Potential Special Protection Areas and possible Special Areas of Conservation;
- Listed or proposed Ramsar sites; and
- Sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.”

Therefore, these sites have also been assessed as part of the Screening Reports for the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018, which are summarised in this report.

### **What is Habitats Regulations Assessment?**

2.4 Habitats Regulations Assessment is an assessment of the potential effects of a proposed plan in combination with other plans and projects on one or more European sites, Natura 2000 sites and Ramsar sites. The Habitats Directive promotes a hierarchy of avoidance, mitigation and compensatory measures. First, the plans should aim to **avoid** any negative impacts on European sites by identifying potential impacts early on in the plan-making process and writing these impacts out of the plan. Where adverse impacts remain, **mitigation measures** should be applied to the point that no adverse impacts remain. If the plan is still likely to result in adverse impacts that cannot be mitigated it should not be taken forward in its current form. In this situation, the plans may have to undergo an assessment of alternative solutions.

Where adverse impacts remain, **compensatory measures** may be required, but these will only be permitted if (a) no alternative solutions exist and (b) the plan is required for imperative reasons of overriding public interest (the ‘IROPI’ test).

2.5 There are 4 stages to the Habitats Regulations Assessment process as outlined below:

- **Stage 1 (Screening)** – the process which identifies the likely impacts upon a Natura 2000 or Ramsar site(s), either alone or in combination with other projects or plans and considers whether these impacts are likely to be significant;



- **Stage 2 (Appropriate Assessment)** – the consideration of the impact on the integrity of the site(s), either alone or in combination with other projects or plans, with respect to the site’s structure and function and its conservation objectives.

Additionally, where there are adverse impacts, an assessment of the potential mitigation of those impacts should be provided.

- **Stage 3 (Assessment of alternative solutions)** – the process which examines alternative ways of achieving the objectives or the project or plan that avoid adverse impacts on the integrity of the Natura 2000 and Ramsar site(s); and
- **Stage 4 (Compensatory measures)** – an assessment of the compensatory measures where, in light of an assessment of imperative reasons of overriding public interest, it is deemed that the plan should proceed.

2.6 If the screening stage concludes that there are likely to be no significant impacts on European sites, then there is no need to progress onto the stage of Appropriate Assessment.

2.7 Judgement of the significance of effects should be undertaken in relation to the designated interest features and conservation objectives of the site in question, using sound judgement and with a clear scientific basis where available. Where insufficient information is available to make a clear judgement, it should be assumed that a significant effect is possible in line with the precautionary principle:

**The Precautionary Principle - Prudent action that avoids the possibility of irreversible environmental damage in situations where the scientific evidence is inconclusive, but the potential damage could be significant**

## **Structure of this report**

2.8 The structure of this report is as follows:

- Section 3 - Description of the Planning Obligations SPD and relationship to the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018;
- Section 4 - Description of the Habitats Regulations Assessment Screening Report for the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018 and relevance to the Planning Obligations SPD, including:
  - Description of the relevant plans and projects considered 'in combination';
  - Screening Methodology;
  - Natura 2000 and Ramsar Sites considered as part of the Screening Assessment;
  - Conclusions of the Screening Assessment and relevance to the Planning Obligations SPD.
- Section 5 - Consultations

### **3. Planning Obligations SPD and relationship to the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018**

- 3.1. As set out in the Strategic Environmental Assessment and Sustainability Appraisal screening section of this report, the draft Planning Obligations SPD provides guidance on how the Councils' seek to apply planning obligations through the Section 106 process to new development proposals. The draft SPD supplements policies within the adopted development plans that seek to secure infrastructure necessary to support the needs generated by proposed developments, with the overall aim to speed up the planning process.
- 3.2. The adopted Local Plans contain a range of policies that are relevant to the SPD, particularly supplementing Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy of the Cambridge Local Plan 2018 and Policy TI/8: Infrastructure and New Developments of the South Cambridgeshire Local Plan 2018, alongside other policies within the adopted development plans that seek to secure infrastructure necessary to support the needs generated by proposed developments.
- 3.3. The SPD outlines the policy requirements set out in the Local Plans, and the types of obligations likely to arise as a result of applying these. In the document the process of negotiating, preparing, and completing a S106 agreement is outlined. The SPD supports the implementation of the policies listed in Section 1 of this report.
- 3.4. Both the 2018 Cambridge and South Cambridgeshire Local Plans were subject to a Habitats Regulations Assessment Screening Report during their preparation and can be accessed from the following links:
- [Cambridge City Council Habitats Regulations Assessment Screening Report Part 1](#)  
– [Update February 2016](#);
  - [Cambridge City Council Habitats Regulations Assessment Screening Report Part 2](#)  
– [Update February 2016](#);
  - [South Cambridgeshire Local Plan Submission Sustainability Appraisal Report and Habitats Regulations Screening Assessment \(March 2014\)](#).
  - [South Cambridgeshire Sustainability Appraisal Addendum Report incorporating Habitats Regulations Assessment Screening Assessment \(2015, revised March 2016\)](#).

- 3.5. The focus of the draft SPD is to provide additional guidance on the implementation of policies in the adopted Local Plans. It does not set new policy requirements or allocate any land for development. In light of this, this report provides a summary of the Screening Reports of the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018.

## 4. Description of the Habitats Regulations Assessment Screening Report for the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018 and relevance to the Planning Obligations SPD

### Description of relevant plans and strategies to be considered ‘in combination’

- 4.1 Section 3 and Appendix 1 of the Screening Report for the Cambridge Local Plan 2018 provided a description of the relevant plans and strategies to be considered ‘in combination’ with the Cambridge Local Plan. This included plans and strategies of other nearby authorities and minerals and waste plans produced by County Councils. It should be noted that all relevant plans considered will be subject to the requirements of the Habitats Directive, which will be carried out by the relevant authority producing that plan or strategy. The identification of these other plans and strategies allowed for the consideration of in combination effects as part of the screening assessment of the Cambridge Local Plan.
- 4.2 South Cambridgeshire’s draft final Sustainability Appraisal and HRA Screening Update include a similar description of relevant plans and strategies to be considered ‘in combination’ at Appendix 11 of that document.

### Screening methodology

- 4.3 The Screening Assessments of the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan were undertaken in accordance with the European Commission’s guidance on the ‘Assessment of Plans and Projects significantly affecting Natura 2000 sites’. The tasks undertaken as part of this process are outlined below.
- 4.4 **Task 1: Identification of Natura 2000 and Ramsar sites and the factors contributing to and defining the integrity of those sites** – The assessments for Cambridge and South Cambridgeshire identify the same Natura 2000 and Ramsar sites. Full details of each site considered and the attributes that contribute to and define the integrity of these sites is included in Appendix 2 of the Screening Report for the Cambridge Local Plan and Appendix 13 of the Scoping Report for the South Cambridgeshire Local Plan. The main aim of the screening assessment process is to ensure that the plan in question, either alone or in combination with other plans will not have an impact on the conservation objectives of these sites.

**4.5 Task 2: Completion of the Habitats Regulations Assessment Screening Matrix for the Cambridge Local Plan and the South Cambridgeshire Local Plan, including an Assessment of Significance of Effects** – A screening matrix was used to assess the Cambridge Local Plan, a methodology that had been used to assess previous plans and supplementary planning documents produced by Cambridge City Council in consultation with Natural England. As part of this assessment, the precautionary principle was applied to the assessment of whether or not the potential effects of the

document could be considered to be 'significant'. A screening matrix was used to assess each of the European sites identified and considered both the potential effects of the Cambridge and South Cambridgeshire Local Plans both on their own and in combination with the other relevant plans and projects identified in the Screening Reports. The impacts considered by the screening matrix included:

- Consideration of land take by development;
- Impact on protected species which travel outside the designated sites;
- Increased disturbance from recreational use;
- Impacts on water quantity and quality; and
- Changes in levels of pollution.

**Natura 2000 and Ramsar Sites considered as part of the Screening Assessment**

4.6 An initial investigation was undertaken to identify Natura 2000 and Ramsar sites within and outside the plans' area with potential to be affected by the Cambridge and South Cambridgeshire Local Plans. This involved the use of GIS data as well as consultation with the Natural England Four Counties team. In line with the precautionary approach, some sites at relatively significant distances from the district boundary were included in the study.

4.7 There is one Natura 2000 site within South Cambridgeshire District, which has been considered as part of this assessment:

- Eversden and Wimpole Woods SAC.

4.8 There are a number of other sites within the surrounding districts, which have also been considered as part of this Assessment, because of their proximity to South Cambridgeshire and / or the nature of their conservation interest:

- Ouse Washes SAC and SPA
- Fenland SAC
- Portholme SAC

- Devil's Dyke SAC

4.9 Two Ramsar sites are to be considered:

- Ouse Washes
- Fenland (Woodwalton Fen, Chippenham Fen, Wicken Fen)

4.10 Natural England confirmed that this list was comprehensive for the purposes of Habitats Regulations Assessment (by letter 9.11.06). Breckland SAC has been now added to this list in order to ensure that a thorough assessment can be made of all the designated sites that may be impacted by proposals in the future. Other local planning authorities within Cambridgeshire have included the Breckland area into their HRA work and it was therefore considered as a precautionary principle to do likewise.

4.11 Further details of each of these sites along with their relevant conservation objectives are contained within Appendix 2 of the Screening Report for the Cambridge Local Plan, while maps of the sites are included within Appendix 3. Details of the European Sites being assessed, and their relevant conservation objectives, are provided in Appendix 11 of the South Cambridgeshire Draft Final Sustainability Appraisal.

### **Conclusions of the Screening Assessment and relevance to the Planning Obligations SPD**

4.12 Appendix 4 of the Screening Report for the Cambridge Local Plan contains the full assessment of the potential impacts of the plan both alone, and in combination with other relevant plans. The overall conclusions of this screening assessment were that that the Cambridge Local Plan was unlikely to have any significant impacts on the conservation objectives of the Natura 2000 and Ramsar sites identified. As such it was considered that it was not necessary to proceed to Stage 2 of the Habitats Regulations Assessment process, i.e. the requirement for an Appropriate Assessment.

4.13 Annex C of the Screening Report for the South Cambridgeshire Local Plan contains the full assessment of the potential impacts of the plan both alone and in combination with other relevant plans. The overall conclusions of this screening assessment were that the South Cambridgeshire Local Plan was unlikely to have any significant impacts on the identified European sites as a consequence of the policies and allocations in the plan.

4.14 The policies for which the Planning Obligations SPD provides guidance, were assessed as part of the Habitats Regulations Assessment Screening undertaken of the Cambridge and South Cambridgeshire Local Plans. As the SPD does not make any changes to these policies, or allocate any land for

development, it is unlikely that it will have any significant impacts on the conservation objectives of the Natura 2000 and Ramsar sites identified. The reasons for this conclusion, set against the impacts considered by the screening matrix are as follows:

- **Land take by development** – the Planning Obligations SPD does not propose any development that would take land from any of the Natura 2000 and Ramsar sites identified.
- **Impact on protected species outside the protected sites** – The Planning Obligations SPD does propose any development that would impact protected species outside of protected sites. The SPD sets out the approach to S106 and requirements of Biodiversity Net Gain (BNG). The SPD does not supersede any of the policies contained within the Cambridge Local Plan (2018) or the South Cambridgeshire Local Plan (2018), nor does it supersede the planning guidance on biodiversity management and nature conservation contained within the adopted Greater Cambridge Biodiversity SPD (2022). As such, it is considered that the Planning Obligations SPD will not have any significant adverse impacts on protected species outside of the protected sites.
- **Recreational pressure and disturbance** – The Planning Obligations SPD does not allocate land for development, the SPD provides further detail on policies contained within the local plan and as such the guidance that it contains will not result in an increase in recreational pressure and disturbance. As such, it is unlikely that the SPD will have significant impacts on recreational pressure and disturbance of the Natura 2000 and Ramsar sites.
- **Water quantity and quality** – The issue of water quality and quantity is of importance to a number of the Natura 2000 and Ramsar sites identified in the Habitats Regulations Assessment, notably Wicken Fen, Chippen Fen, Woodwalthon Fen and the Ouse Washes and Portholme. The Planning Obligations SPD provides high level guidance for developers to consider as part of new development proposals such as for water. When preparing planning applications, Applicants will be required to read the Planning Obligations SPD in conjunction with other policy documents that are more relevant to water quantity and quality, including the Greater Cambridge Sustainable Design and Construction SPD and the Cambridgeshire Flood and Water SPD. Therefore, it is unlikely that the Planning Obligations SPD will have significant impacts on water quantity and quality of the Natura 2000 and Ramsar sites may have some positive effects.
- **Changes in pollution levels** – The Planning Obligations SPD addresses the impacts of development on a range of issues including transport and



biodiversity. The SPD sets out the approach to S106 and requirements of Biodiversity Net Gain (BNG). The SPD also contributes to minimising the impact of development on carbon emissions and refers to the South Cambridgeshire District Council Zero Carbon and Doubling Nature Strategies. The guidance contained within the Planning Obligations SPD is only supplementary and does not provide specific guidance on how pollution levels should be assessed or controlled; further guidance on these matters is provided within other adopted planning policy documents such as the Greater Cambridge Sustainable Design and Construction SPD. As such, it is unlikely that the draft SPD will have significant impacts on pollution levels at Natura 2000 and Ramsar Sites.

- 4.15 There are considered to be no changes to the in-combination effects identified within the Screening Assessment of the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018.
- 4.16 The overall conclusions of this screening assessment are that the Planning Obligations SPD is unlikely to have any significant impacts on the conservation objectives of Natura 2000 and Ramsar sites identified. As such, it is considered that it is not necessary to proceed to the next stage of the Habitats Regulations Assessment process, i.e. Stage 2 and the requirement for an Appropriate Assessment.

## **5. Consultations**

- 5.1 A public consultation on the draft Planning Obligations SPD will be held between 28 November 2024 and 24 January 2025. As part of the consultation, Natural England the statutory nature conservation body for appropriate assessment will be consulted on this Screening Assessment at the same time as the consultation on the draft SPD.



## Draft Greater Cambridge Health Impact Assessment Supplementary Planning Document

**To:**

Cllr Katie Thornburrow, Executive Councillor for Planning, Building Control and Infrastructure  
Planning and Transport Scrutiny Committee, 4 November 2024

**Report by:**

Stephen Kelly, Joint Director for Planning  
Email: [stephen.kelly@greatercambridgeplanning.org](mailto:stephen.kelly@greatercambridgeplanning.org)

**Wards affected:**

All

Director Approval: Stephen Kelly Joint Director of Planning confirms that the report author has sought the advice of all appropriate colleagues and given due regard to that advice; that the equalities impacts and other implications of the recommended decisions have been assessed and accurately presented in the report; and that they are content for the report to be put to the Executive Councillor for decision.

<b>1.</b>	<b>Recommendations</b>
1.1	<p>It is recommended that the Executive Councillor for Planning, Building Control and Infrastructure:</p> <ul style="list-style-type: none"> <li>a) Agrees the draft Health Impact Assessment Supplementary Planning Document (SPD) (attached at Appendix 1) and the accompanying Equalities Impact Assessment (EqIA) (Appendix 2) be subject to public consultation;</li> <li>b) Agree that the preparation of materials and the running of the consultation be delegated to the Joint Director of Planning;</li> <li>c) Agree that any subsequent material amendments prior to consultation be made by the Executive Councillor for Planning, Building Control and Infrastructure, and that any subsequent minor amendments and editing changes that do not materially affect the content prior to consultation be delegated to the Joint Director of Planning in</li> </ul>

	consultation with the Executive Councillor for Planning, Building Control and Infrastructure.
<b>2.</b>	<b>Purpose and reason for the report</b>
2.1	The purpose of the draft Health Impact Assessment SPD is to provide supplementary guidance on policies in the South Cambridgeshire Local Plan and Cambridge Local Plan that are related to an assessment of health impacts of development. This draft SPD aligns with national guidance on HIAs published by Public Health England in 2020, thus ensuring that the application of policies in the South Cambridgeshire Local Plan and Cambridge Local Plan related to public health reflects current best-practice. Publication of the draft SPD for comment will ensure that the needs and aspirations of our communities and stakeholders are understood and taken into account when finalising the document.
<b>3.</b>	<b>Alternative options considered</b>
3.1	The option to not review the existing guidance on HIA and consideration of health impacts was considered, but preparing a new Supplementary Planning Document was deemed the most effective strategy in improving the planning application process as information in the document will support developers and landowners in preparing and completing the HIA process and demonstrating that health and health related planning policies have been properly considered in the planning process.
<b>4.</b>	<b>Background and key issues</b>
4.1	<p>The planning and design of the built environment has a major influence on human health and wellbeing. The National Planning Policy Framework (NPPF) 2023 recognises the importance of delivering places that promote social interaction and are accessible for all members of society, are safe and actively facilitate healthy lifestyles. Policies in the South Cambridgeshire Local Plan (2018) and Cambridge Local Plan (2018) set out the need to assess a development's impact on health and wellbeing. The draft Supplementary Planning Document (SPD) aims to provide further detail on how to do this through the carrying out of a Health Impact Assessment (HIA).</p> <p>HIAs are a method of assessing the prospective positive and negative health impacts of development on different population groups. They function as a guiding framework for the design and delivery of a development project, identifying how negative health impacts can be mitigated or prevented, how health benefits can be maximised, and how health impacts can be monitored in the long-term.</p>

HIAs should be proportionate to the development proposal being considered; selecting the appropriate type of HIA will need to be considered on case-by-case basis, and it is dependent on the compatibility of land uses proposed in a given spatial context (e.g. residential, commercial, mixed-used development), the development's scale and location, and its potential health and wellbeing impacts on wider community needs.

This draft SPD is separated into sections that provide detailed guidance on when HIAs need to be considered as part of a development project, the different types of HIA, and the general steps involved in the HIA process.

The SPD sets out when an HIA will be required for new development, based on the number of dwellings or floorspace or if a development may have a particular health impact. Proposed developments in Greater Cambridge of 100 or more dwellings or 5,000m<sup>2</sup> gross internal floor area will require a full HIA. Developments in South Cambridgeshire between 20-100 dwellings or 1,000m<sup>2</sup> to 5,000m<sup>2</sup> will require an extended screening or rapid HIA that is of less detail when compared to a full HIA. This difference between the local authority areas reflects the fact that the health and wellbeing impacts of development can be greater in smaller settlements where access to infrastructure, community and healthcare facilities and public transport services can often be limited, which is different to the urban environment of Cambridge. In addition, development proposals in Greater Cambridge with potentially significant health and wellbeing impacts (which do not exceed the thresholds) may also require a HIA, the type of which will be determined through the screening and scoping stages of the HIA.

The draft HIA SPD is clear that, for a HIA to be successful, it must be considered early in the planning process and should be discussed with the Local Planning Authority (LPA) at pre-application stages of a project to determine the scope of the assessment. The draft SPD sets out in detail the steps to be taken to carry out the assessment and what must be reported to the LPA with the planning application. The draft SPD also provides information about the monitoring and evaluation of HIAs to improve the process further.

There is an existing HIA SPD (2011) for South Cambridgeshire which relates to policies in the previous Local Plan, which is currently used as a material consideration in planning decisions. In 2020, Public Health England published guidance on HIAs in spatial planning, providing national best-practice guidance on the general HIA process and how HIAs can be integrated into a development proposal. The new draft SPD has been designed to reflect this more up-to-date best-practice guidance and would replace the 2011 HIA SPD once adopted.

The draft SPD will also be taken to Cambridge City Council Planning and Transport Scrutiny Committee on Monday 4 November 2024 with the same recommendations. If approved, it is proposed that a consultation is undertaken for eight weeks from 28 November 2024 to 24 January 2025, and that the consultation approach reflects the requirements of national regulations and the Greater Cambridge Statement of Community Involvement. When the consultation is complete consultation responses will

	<p>be considered and a report brought back to PTSC for consideration and proposed adoption of the draft SPD.</p> <p>The proposed consultation draft SPD has been subject to Strategic Environmental Assessment and Habitats Regulations Assessment screening, and in both cases the requirement for further reassessment was screened out. It has also been subject to an Equalities Impact Assessment.</p>
<b>5.</b>	<b>Corporate plan</b>
5.1	<p>The draft Greater Cambridge HIA SPD aligns with the visions and strategies as set out in the Cambridge City Council Corporate plan 2022-2027: <a href="#">Corporate plan 2022-27: our priorities for Cambridge - Cambridge City Council</a></p> <p>Priority 1: Leading Cambridge’s response to climate change and biodiversity emergencies</p> <p>Health Impact Assessment is a tool for exploring the impact of development proposals on health-related matters, which includes consideration of climate change related issues.</p> <p>Priority 2: Tackling Poverty and Inequality and helping people in the greatest need</p> <p>Health Impact Assessment is a tool for exploring the impact of development proposals on health-related matters.</p> <p>Priority 3: Building a new generation of council and affordable homes and reducing homelessness</p> <p>Health Impact Assessment is a tool for exploring the impact of development proposals on health-related matters, including considering housing needs.</p> <p>Priority 4: Modernising the council to lead a greener city that is fair for all</p> <p>Health Impact Assessment is a tool for exploring the impact of development proposals on health-related matters, which includes consideration of equalities related issues.</p>
<b>6.</b>	<b>Consultation, engagement and communication</b>
6.1	<p>During the preparation of the draft SPD, a range of consultation had taken place with relevant Council Teams and other organisations.</p>

	The report seeks to agree the draft SPD for public consultation where comments will be invited and considered as part of the final version of the SPD.
<b>7.</b>	<b>Anticipated outcomes, benefits or impact</b>
7.1	<p>If approved, the HIA SPD will be a material consideration in the determination of planning applications.</p> <p>The draft HIA SPD aligns with national guidance on HIAs published by Public Health England in 2020, thus ensuring that the application of policies in the South Cambridgeshire Local Plan and Cambridge Local Plan related to public health reflects current best-practice.</p> <p>The SPD also provides an opportunity provide clarity to applicants and agents on health-related matters at the pre-application stages of the planning process by introducing checklists and tools that will help to standardise the HIA process. The Review Matrix (included within the appendices of the SPD) has also been designed to help standardise how HIA Reports will be reviewed by technical officers when they are submitted as part of a planning application, making the process more efficient and helping to safeguard against missing key details during the assessment process.</p>
<b>8.</b>	<b>Implications</b>
8.1	<b>Relevant risks</b>
	<p>In the writing of this report consideration was given to the following implications:</p> <ul style="list-style-type: none"> <li>A) Financial</li> <li>B) Legal</li> <li>C) Equality and socio-economic implications</li> <li>D) Net Zero Carbon, Climate Change and Environmental Implications</li> <li>E) Procurement Implications</li> <li>F) Community Safety Implications</li> </ul> <p>All of the implications listed have been considered below.</p>
	<b>Financial Implications</b>
8.2	This following are considered to constitute the financial implications of the draft SPD:

	<ul style="list-style-type: none"> <li>• The draft SPD provides both applicants and Greater Cambridge Shared Planning’s officers with checklists and matrices that are designed to streamline the HIA process, including the process of Officers reviewing HIAs.</li> <li>• The draft SPD also provides clear guidance on how and when applicants can engage with Greater Cambridge Shared Planning’s officers on the topics of health and HIAs prior to the submission of a planning application in Greater Cambridge. The guidance that has been provided within the document is intended to improve the efficiency and relevance of pre-application engagement between applicants and the Councils, particularly where there is a need for a development to consider the array of health impacts that can stem from development.</li> </ul>
	<b>Legal Implications</b>
8.3	There are no legal implications arising from the report.
	<b>Equalities and socio-economic Implications</b>
8.4	<p>The draft HIA SPD is designed to support the application of planning policies contained within both the Cambridge Local Plan (2018) and South Cambridgeshire Local Plan (2018), which aim to deliver placemaking that promotes healthy and inclusive living.</p> <p>One of the primary objectives of HIAs is the identification of health inequalities between sub-population groups, particularly those with protected characteristics such as the BAME communities, LGBTQIA+ communities and people with disabilities. From here, developers and decision makers can use the outcome of the HIA’s assessment to produce recommendations that promote inclusive and equitable development. The checklists included within the appendices of the draft HIA SPD ask applicants to review a development’s impact on social determinants of health, including access to cultural facilities (e.g. places of worship), the accessibility of recreational spaces for all members of a community, and the provision of affordable housing.</p> <p>Stakeholder holder engagement with vulnerable population groups is an integral part of most HIAs, allowing the process to integrate a diverse range of perspectives into the design process for development projects.</p> <p>The draft SPD has been subject to an Equality Impact Assessment (EqIA).</p>
	<b>Net Zero Carbon, Climate Change and Environmental implications</b>
8.5	The draft SPD highlights how HIAs can complement Sustainability Statements for a development, including considerations for green-space provision and design measures that can ensure the built environment responds proactively to climate challenges (e.g.



	increased risks of flooding and overheating). When determining the need for and scope of HIAs, applicants will be required to think about how their development proposal will respond to climate challenges and promote sustainable, healthy living practices. (e.g. improving connectivity via active transport modes, thus reducing carbon emissions and air pollution from private vehicle use, or using urban greening to help improve people’s mental wellbeing, while simultaneously improving the condition of our natural environments and presenting opportunities for local food production). These could be judged as medium positive environmental and climate implications.
	<b>Procurement Implications</b>
8.6	There are no procurement implications arising from the report.
	<b>Community Safety Implications</b>
8.7	There are no community safety implications arising from the report.
<b>9.</b>	<b>Background documents</b> Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985  <a href="#">South Cambridgeshire District Council – Health Impact Assessment SPD (2011)</a>  <a href="#">Public Health England - Health Impact Assessment in Spatial Planning (2020)</a>
<b>10.</b>	<b>Appendices</b>
10.1	Appendix A: Greater Cambridge Health Impact Assessment Supplementary Planning Document (Draft for Consultation) 2024  Appendix B: Draft Equality Impact Assessment for the Health Impact Assessment Supplementary Planning Document  Appendix C: Sustainability Appraisal Screening Report  Appendix D: Habitats Regulations Assessment Screening Report
	To inspect the background papers or if you have a query on the report, please contact:  Nancy Kimberley, Principal Planning Policy Officer Telephone: 07563 421057 Email: <a href="mailto:nancy.kimberley@greatercambridgeplanning.org">nancy.kimberley@greatercambridgeplanning.org</a>  Vaughan Bryan, Planning Policy Officer Telephone: 07561 600342 Email: <a href="mailto:vaughan.bryan@greatercambridgeplanning.org">vaughan.bryan@greatercambridgeplanning.org</a>



**Appendix A: Health Impact Assessment  
Supplementary Planning Document DRAFT**

DRAFT

## Contents

Foreword .....	2
1.0 Introduction .....	3
Purpose of the Supplementary Planning Document.....	3
How the Supplementary Planning Document has been Prepared .....	3
Structure of the Document .....	3
2.0 Links Between Spatial Planning and Health .....	5
National Planning Policy Framework (2023) .....	6
National Planning Practice Guidance.....	7
National Legislation.....	8
South Cambridgeshire Local Plan (2018) .....	8
Cambridge Local Plan (2018) .....	8
Other Relevant Planning Documents.....	10
Other Relevant Documents.....	11
3.0 What is a Health Impact Assessment? .....	12
Objectives of a Health Impact Assessment.....	12
The Different Types of Health Impact Assessment .....	13
Who Should Conduct a Health Impact Assessment?.....	13
Topics Relevant to a Health Impact Assessment.....	14
4.0 When is a Health Impact Assessment required? .....	16
Environmental Impact Assessments .....	17
5.0 Stages of a Health Impact Assessment .....	18
Screening.....	20
Scoping .....	21
Appraisal: Data Gathering .....	22
Appraisal: Data Analysis .....	24
Developing Recommendations .....	27
Reporting .....	28
Monitoring and Evaluation.....	29
Appendix 1: Glossary of terms.....	31
Appendix 2: Relevant Documents and Further Reading.....	34
Appendix 3: Greater Cambridge Shared Planning HIA Checklist .....	39
Appendix 4: Local Authority Review Matrix for HIA Reports .....	71

## Executive Summary

The planning and design of our built and natural environments can have a major influence on human health and wellbeing. The National Planning Policy Framework (NPPF) 2023 recognises the importance of delivering places that promote social interaction, are accessible for all members of society, are safe, and actively facilitate healthy lifestyles. Policies in the South Cambridgeshire Local Plan (2018) and Cambridge Local Plan (2018) set out the need to assess a development's impact on health and wellbeing. This Supplementary Planning Document (SPD) aims to provide further detail on how the health and wellbeing impacts of development can be assessed by using Health Impact Assessments (HIAs).

HIAs are a method of assessing the prospective positive and negative health impacts of development on different population groups. They function as a guiding framework for the design and delivery of a development project, identifying how negative health impacts can be mitigated or prevented, how health benefits can be maximised, and how health impacts can be monitored in the long-term.

For HIAs to be successful, they must be considered early in a development's design process and should be discussed with the Local Planning Authority at the pre-application stages of a project to determine the scope of the assessment. This SPD is designed to provide detailed guidance on when HIAs need to be considered as part of a planning application, the different types of HIA, and the general steps involved in the HIA process. The SPD also provides applicants with checklists and tools that can be used to help frame site-specific HIAs and pre-application discussions with Greater Cambridge Shared Planning's officers.

# Foreword

Placeholder

DRAFT

## 1.0 Introduction

### Purpose of the Supplementary Planning Document

- 1.1 The planning and design of the built environment has a major influence on human health and wellbeing. Creating thriving and inclusive places that integrate all members of a community is key to securing a high quality of life and promoting positive health. Health Impact Assessments (HIAs) are critical for the achievement of these development goals as they provide a means of assessing the prospective health impacts of development and a framework through which the health impacts of a development can be monitored.
- 1.2 This Supplementary Planning Document (SPD) is designed to support the application of planning policies contained within both the Cambridge Local Plan (2018) and the South Cambridgeshire Local Plan (2018), which aim to deliver placemaking that promotes healthy and inclusive living. This SPD clarifies the varying types of HIA that can be used to assess development projects, when a formal HIA is required, and the process of carrying out a HIA for new development in the Greater Cambridge area (the combined area of South Cambridgeshire District Council and Cambridge City Council).
- 1.3 This SPD is a material consideration in the decision-making process for planning applications. Section 4 of the SPD is clear on the thresholds for when an HIA is required and that the work involved should be proportionate to the size of the development. All developers are encouraged to contact the Local Planning Authority (LPA) at an early stage to discuss and agree the scope of work required.

### How the Supplementary Planning Document has been Prepared

- 1.4 This SPD has been prepared by Greater Cambridge Shared Planning.
- 1.5 This document is the Consultation Version of the SPD and the Councils welcome comments on this draft document. The consultation runs from Thursday 28 November 2024 to Friday 24 January 2025.

### Structure of the Document

- 1.6 The remaining sections of this SPD are structured as follows:
  - Section 2 details the links between planning and health, and the adopted planning policies that this SPD is designed to supplement.

- Section 3 provides an overview of HIAs, and details the different types of HIA, the topics that could be relevant to HIAs, and who should coordinate and author HIAs.
- Section 4 provides applicants with guidance on the different circumstances where an HIA may be needed in the context of planning decision making in the Greater Cambridge area.
- Section 5 provides applicants with guidance on the HIA process, including how to define the scope of an HIA, how a final HIA report should be presented, and how the LPA should be engaged throughout the HIA process.

DRAFT



## 2.0 Links Between Spatial Planning and Health

2.1 Health and wellbeing are not purely determined by individual behaviours or genetic factors. Wider economic, environmental and social factors can also shape peoples' lives. Policy discourse has often referred to these factors as the "wider determinants of health". These wider determinants of health were mapped by Barton and Grant (2006) in their "[A Health Map for the Local Human Habitat](#)"; their commonly cited Health Map has been reproduced in Figure 1.

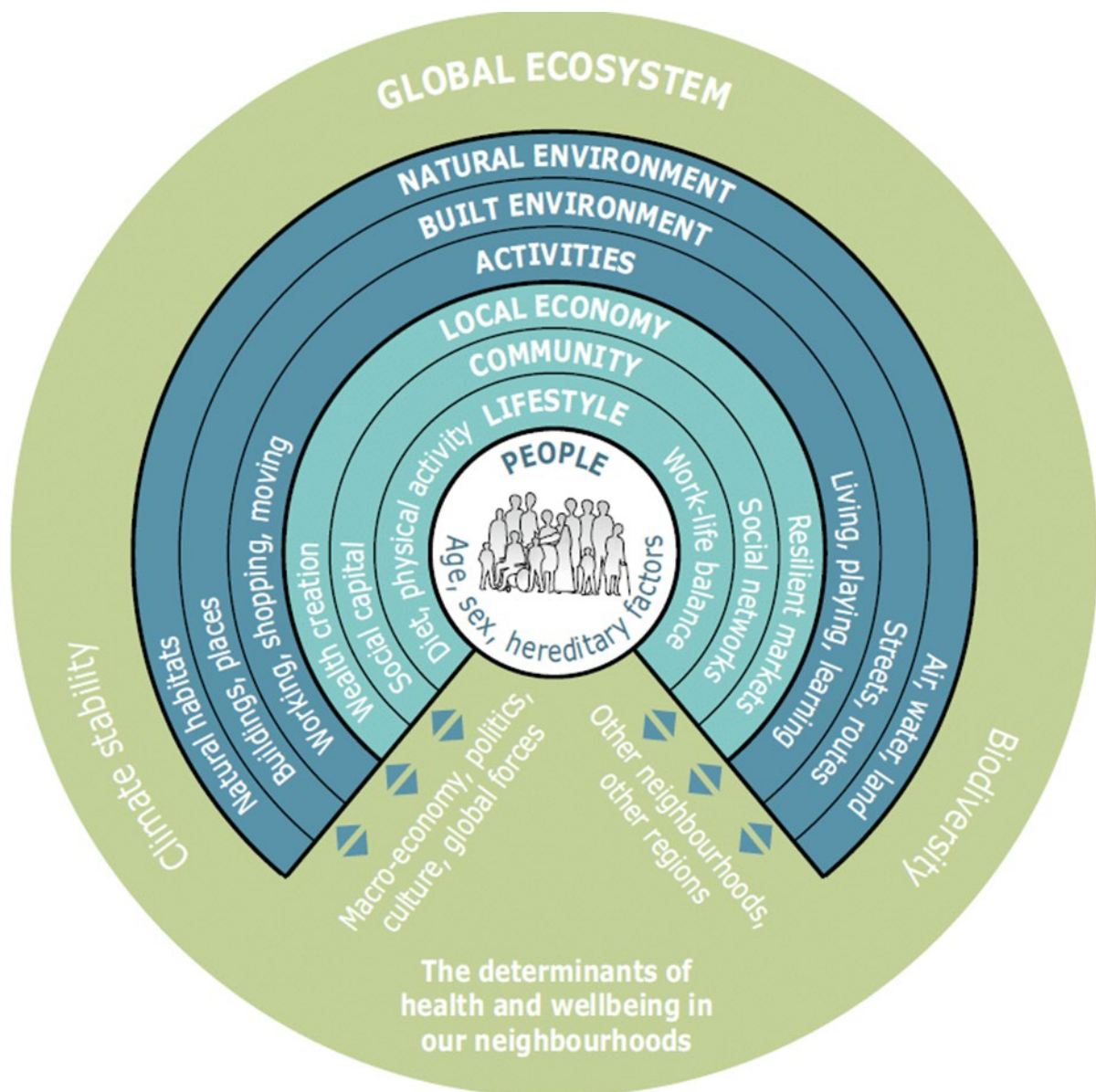


Figure 1: The Health Map – a useful depiction of the wider determinants of health adapted from Whitehead and Dahlgren's social determinants of health model (Source: Barton & Grant, 2006).

- 2.2 The Health Map helps to explain the various ways that the planning and design of the built environment can significantly influence human health and wellbeing. The Health Map also helps to explain how poor development can result in health and wellbeing differences between different populations, magnifying the level of health inequalities within a community or society.
- 2.3 Global initiatives, including the United Nations' [Sustainable Development Goals](#), have actively identified the linkages between good health and wellbeing and well-conceived built development. Therefore, delivering places that integrate all members of a community and mitigate against negative health impacts wherever possible are critical objectives of sustainable development. Reflecting this objective, the appraisal and management of health impacts are material considerations in planning decision making.
- 2.4 This SPD has been prepared in the context of the [National Planning Policy Framework \(2023\)](#) and of the adopted [Cambridge Local Plan \(2018\)](#) and the [South Cambridgeshire Local Plan \(2018\)](#). The SPD provides supplementary guidance to help clarify the requirements of health assessment requirements in the Greater Cambridge area and should be read in conjunction with the adopted policies in the Local Plans (2018) and other relevant material considerations set out in this chapter.

### **National Planning Policy Framework (2023)**

- 2.5 The [National Planning Policy Framework](#) (NPPF) (2023) sets out a series of national planning policies that form part of the Development Plan for all local planning authorities in England.
- 2.6 Chapter 8 of the NPPF focuses on 'Promoting Healthy and Safe Communities'. Paragraph 96 of the NPPF states, '[planning] policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which:
- a. promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
  - b. are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of beautiful, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and

- c. enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.’
- 2.7 Paragraph 97 of the NPPF also identifies how planning policies and decisions should help to provide the recreational spaces, cultural facilities and services that support the social wellbeing of communities. The NPPF lists facilities such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.
- 2.8 Paragraph 102 of the NPPF recognises that ‘access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change’.
- 2.9 This SPD upholds the aims of the NPPF by ensuring that health and wellbeing are considered as an integral part of new development in the Greater Cambridge area.

### **National Planning Practice Guidance**

- 2.10 National Planning Practice Guidance (PPG) includes guidance on ‘[Healthy and safe communities](#)’. It provides guidance on how local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in planning decision-making, as well as recognising the role that new development can have on health.
- 2.11 The PPG provides information on the range of issues in respect of health and healthcare infrastructure that can be considered as part of the planning decision-making process. The PPG acknowledges that HIAs are a useful tool to use where there are expected to be significant health impacts.
- 2.12 As health and wellbeing can be influenced by a range of factors directly relevant to development, applicants are also advised to consult other [national PPG](#) published by the Government that may be relevant to the wider determinants of health and the scope of site-specific HIAs.
- 2.13 This SPD also aligns with national, procedural guidance on HIAs published by Public Health England in 2020, entitled [Health Impact Assessments in Spatial Planning](#).

## National Legislation

- 2.14 The [Localism Act](#) (2011) empowers community and voluntary groups to get involved and work innovatively to support new ideas. Stakeholder engagement is a critical part in the HIA process (see Section 5.0) and offers an additional opportunity for community involvement in the planning process.
- 2.15 The [Health and Social Care Act](#) (2012) requires local authorities to use all mechanisms at their disposal to improve health and wellbeing in their local area. Guidance published by Public Health England – entitled [Health Impact Assessment in Spatial Planning](#) – highlights that local authorities should view HIAs as a means to optimising the health outcomes of development and a tool to secure long-term health management when coupled with planning controls.

## South Cambridgeshire Local Plan (2018)

- 2.16 Mitigating negative health impacts and using HIAs to assess development proposals are explicitly referenced within The South Cambridgeshire Local Plan (2018). More specifically, Policy SC/2: Health Impact Assessment states that:

‘New development will have a positive impact on the health and wellbeing of new and existing residents. Planning applications for developments of 20 or more dwellings or 1,000m<sup>2</sup> or more floorspace will be accompanied by a Health Impact Assessment to demonstrate this.

- a. For developments of 100 or more dwellings or 5,000m<sup>2</sup> or more floorspace, a full Health Impact Assessment will be required;
  - b. For developments between 20 to 100 dwellings or 1,000 to 5,000m<sup>2</sup> or more floorspace the Health Impact Assessment will take the form of an extended screening or rapid Health Impact Assessment.’
- 2.17 The supporting text for Policy SC/2 highlights that additional guidance and clarification will be provided within an SPD; this SPD has been produced to clarify the requirements of Policy SC/2 and how this policy may be applied during the planning decision-making process.

## Cambridge Local Plan (2018)

- 2.18 Delivering inclusive places and managing the health impacts that a development could have on existing and future communities are key aspects of planning policies contained within the Cambridge Local Plan (2018). Through Strategic Objective 15, the Cambridge Local Plan (2018) strives to ‘promote a

safe and healthy environment, minimising the impacts of development and ensuring quality of life and place.’

2.19 Policy 28 of the Cambridge Local Plan sets out the requirement to produce a Sustainability Statement as part of planning applications for major development. The supporting text for Policy 28 states that Sustainability Statements should include an assessment of ‘health and well-being, including provision of open space’ within their scope.

2.20 Other policy requirements that are directly relevant to the wider determinants of health include:

- The protection of new and existing communities from flood risks (Policy 32).
- The prevention of adverse health impacts arising from ground and ground-water contamination (Policy 33).
- The control of light pollution to prevent creating poor sleep environments (Policy 34).
- The protection of human health and quality of life from noise pollution and vibration (Policy 35).
- The prevention of adverse health impacts stemming from poor air quality, odour and dust (Policy 36).
- The adaptation of developments containing hazardous installations to ensure that health risks to site users and surrounding communities are minimised (Policy 38).
- The provision of adaptable or specialist housing that meets the needs of population groups with special care needs (Policy 47).
- The creation of well-designed places that promote public safety and reduce the threat or perceived threat of crime (Policy 56).
- The protection and delivery of open spaces that facilitate active lifestyles and inclusive forms of recreation (Policy 67 and 68).
- The provision and protection of adequate services and facilities (e.g. healthcare facilities, community centres, and sports and leisure facilities)

that can sustain high standards of mental and physical health (Policy 73 and 75).

- The advocacy for development that prioritises development access via active transport modes to promote active lifestyles and limit the magnitude of congestion, poor air quality and road traffic accidents (Policy 80).

2.21 HIAs are an effective means of ensuring that these planning requirements can be achieved and concisely demonstrated to the LPA and the general public.

2.22 Considering the requirements of the NPPF and the Cambridge Local Plan's objective of protecting human health from various development factors, it is appropriate to apply this SPD to development in Cambridge.

### **Other Relevant Planning Documents**

2.23 The [Greater Cambridge Sustainable Design and Construction SPD](#) (2020) provides further guidance on how to implement policies in the Cambridge and South Cambridgeshire Local Plans. The SPD sets out how to integrate the principles of sustainable development into the design and construction of new development and provides applicants with guidance on how to produce Sustainability Statements. The health and wellbeing section of the SPD outlines that many policies in the Cambridge and South Cambridgeshire Local Plans seek to ensure that new developments enhance the health and wellbeing of those who live and work in the Greater Cambridge Area. It provides further guidance on how the external environment and internal spaces of homes should be designed and constructed to improve health and wellbeing.

2.24 There is an existing [Health Impact Assessment SPD \(2011\)](#) for South Cambridgeshire that relates to policies in a previous version of the Local Plan. The HIA SPD (2011) still represents a material consideration in the decision-making process for planning applications; South Cambridgeshire District Council's HIA SPD (2011) will be replaced by the Greater Cambridge Health Impact Assessment SPD, once adopted.

2.25 Other [Supplementary Planning Documents](#) have been produced individually or collaboratively by the Councils, and these should be read alongside the Greater Cambridge Health Impact Assessment SPD to ensure cross compliance and integration.



## Other Relevant Documents

- 2.26 The [Healthy Places Joint Strategic Needs Assessment](#) (2024) provides a local evidence base from which to support and create health and wellbeing in our communities. It should be used to aid decision making in the design of new communities as it draws evidence from a wide range of published studies, local, regional and national policy guidance, and case studies of good practice and lessons learned.
- 2.27 The [Cambridgeshire and Peterborough Health & Wellbeing Integrated Care Strategy](#) (2022) outlines the shared ambitions of the NHS, local authorities and health and care organisations across Cambridgeshire to improve the health and wellbeing of our local communities and should be a key document for consideration when planning new communities.
- 2.28 South Cambridgeshire District Council and Cambridge City Council have published documents which are directly related to health and wellbeing. A list of these documents can be found in Appendix 2, and these can be used to help develop and inform site-specific HIAs.

### 3.0 What is a Health Impact Assessment?

- 3.1 Health Impact Assessment (HIAs) are a method of assessing the prospective positive and negative health impacts of development on different population groups. This is achieved through a quantitative and qualitative appraisal of a development's impacts on the wider determinants of health and wellbeing.
- 3.2 HIAs also function as a guiding framework for the design and delivery of a development project, identifying how negative health impacts can be mitigated or prevented, how health benefits can be maximised, and how health impacts can be monitored in the long-term.
- 3.3 HIAs are beneficial because they can shape developments to reflect the health and wellbeing needs of the local population, as well as provide information on how to manage local health impacts. By predicting the negative impacts of development and highlighting health improvement opportunities, HIAs can help to maintain or improve local health and wellbeing standards in tandem with the provision of development that meets other local needs.
- 3.4 Where required, an HIA should be undertaken as early as possible in the planning process to ensure that a development's design, layout and composition can be made to reflect relevant health priorities.

#### Objectives of a Health Impact Assessment

- 3.5 HIAs provide a means to promote opportunities for people to live healthier lifestyles and make healthier choices, which, in turn, helps to reduce demand on health services. In broad terms, HIAs have three objectives:
  - **Objective 1:** Identify the potential positive and negative health and well-being impacts of the proposed development on planned new communities and existing communities in the vicinity of the development.
  - **Objective 2:** Highlight any differences in health impacts on sub-population groups, particularly those with protected characteristics such as the BAME communities, LGBTQIA+ communities and disabled people.
  - **Objective 3:** Make recommendations to mitigate against any potential negative health impacts and maximise potential positive health impacts, highlighting where possible the groups most affected by development.
- 3.6 Each HIA will have a unique contextual scope and may have unique objectives that are specific to a local area or population group. Any bespoke HIA aims and



objectives can be established during the Scoping stage of the HIA procedure (see Section 5.0 for additional details).

### The Different Types of Health Impact Assessment

- 3.7 HIAs should be proportionate to the development proposal being considered. HIAs typically take one of the following forms:
- **Extended Screening or Desktop HIAs** – Encompasses a desk-based assessment of a development's prospective health impacts, drawing data from a literature review and analysis of relevant quantitative data. Where the desk-based review reveals that a development could affect a particular protected group, it will be expected that a small number of participants from the protected group are engaged to assess the proposal or plan.
  - **Rapid HIAs** – Requires a small steering group and often uses the approach of a participatory stakeholder workshop. This typically involves a brief investigation of health impacts, including a short literature review of quantitative and qualitative research, and the gathering of knowledge and further evidence from a number of local stakeholders.
  - **Comprehensive or Full HIAs** – An in-depth analysis of health impacts featuring an extensive literature review and the collection of both quantitative and qualitative data for analysis. This will include the comprehensive involvement of stakeholders in focus groups, panels or public consultations, and interviews.
- 3.8 Selecting the appropriate type of HIA for a particular project will depend on the nature and scale of the proposal and the timescales involved. The most appropriate type of HIA for a development project should be discussed with the LPA after the Screening stage of the HIA process to prevent complications during later stages of the HIA process (see Section 5.0 for further details).

### Who Should Conduct a Health Impact Assessment?

- 3.9 HIAs are professional documents that often require input from a range of experts on human health, environmental health, and planning and development, as well as stakeholder groups. Therefore, HIAs need to be conducted and coordinated by suitably qualified and experienced people.
- 3.10 The Institute of Environmental Management and Assessment (IEMA) produced their guidance note on [Competent Expert for Health Impact Assessment including Health in Environmental Assessments](#) in 2024, providing best-practice

guidance on the qualification and experience of experts that should be involved in the production of HIAs.

- 3.11 The LPA will expect HIAs submitted as part of a planning application to follow this IEMA guidance (or any subsequent guidance or standards that supersede this current guidance) on competent professionals. **The qualifications and experience of HIA topic leaders and coordinators should be documented within the final HIA report to demonstrate adherence to best-practice guidance.** Failure to follow the IEMA guidance (or any subsequent guidance or standards that supersede this current guidance) without reason could result in delays during the decision-making process for a planning application.

### Topics Relevant to a Health Impact Assessment

- 3.12 The topics covered by any HIA will be determined on a case-by-case basis. For development projects, this will involve discussions between the developer, the LPA and the relevant Public Health or Environment Health Officers.

- 3.13 Matters that could appropriately be covered in the scope of an HIA are listed below:

- Safety for women and children.
- Community needs, barriers and identified areas of concern.
- Health and wellbeing inequalities.
- The degree of local accessibility and active travel (e.g. the quality of cycling, walking and wheeling infrastructure).
- Active Design (e.g. Sports England's [The 10 Principles of Active Design](#)).
- Housing design and affordability.
- Healthy Centres & Community Facilities (e.g. access to health and social care services and other social infrastructure).
- The quality of local green and blue Infrastructure.
- Crime reduction and community safety.
- Access to healthy and affordable food.

- Access to work and training for all.
- The level of social cohesion and inclusive design (e.g. consideration of external inclusivity guidance, such as the [Cambridgeshire and Peterborough All Age Autism Strategy](#)).
- Impacts of climate change on health (e.g. extreme heat or cold and extreme weather events).
- Healthy Homes that are appropriately warm, ventilated, resource efficient, accessible, safe and secure, have good levels of natural light, have access to private/semi-private external space, provide adequate space to prepare healthy meals, support productive working/studying from home, and provide an environment in which occupants can relax.

3.14 Please note, this list is not exhaustive, and other matters may be relevant to specific localities or development types.

## 4.0 When is a Health Impact Assessment required?

- 4.1 HIAs are an effective method of ensuring that new developments have a positive impact on the health and wellbeing of new and existing communities. It is recognised that HIAs are most effective for large scale developments when developing new neighbourhoods and, therefore, across the Greater Cambridge Area, a Full HIA is required as part of planning applications for developments of 100 or more dwellings, or 5,000m<sup>2</sup> or more floorspace.
- 4.2 For consistency in decision making, “floorspace” is recognised as gross internal floor area of all types of developments, including commercial, residential and mixed-use developments.
- 4.3 The Councils recognise that the health and wellbeing impacts of development can be greater in smaller settlements, particularly where access to infrastructure, community and healthcare facilities, and public transport services can often be limited. Therefore, in South Cambridgeshire, an HIA will be required, either in the form of an extended screening or rapid Health Impact Assessment, to be submitted as part of planning applications for developments between 20 to 100 dwellings or 1,000m<sup>2</sup> to 5,000m<sup>2</sup>. This would not be the case for smaller development within the urban area of Cambridge and the lower threshold is not applied to the City.
- 4.4 The above policy thresholds align with extant policy requirements and are in line with the requirements of the NPPF to ‘achieve healthy, inclusive and safe places’, in particular paragraph 96 of the NPPF. HIAs are promoted by Public Health England as a method of ensuring that positive health outcomes can be delivered through development.
- 4.5 In alignment with adopted national policy that promotes healthy and inclusive placemaking, HIAs may also need to be submitted for development proposals in Greater Cambridge with potentially significant health and wellbeing impacts, even if the above thresholds are not exceeded. Examples of applicable development include:
- Development proposals that include potentially hazardous uses or installations; or
  - Developments in areas with limited infrastructure or facilities; or
  - Developments in areas that have a higher proportion of protected characteristic groups.

- 4.6 Please note, the above list is not exhaustive, and applicants are strongly advised to engage in pre-application discussions with the LPA to help determine the need and/or scope of an HIA for a particular development proposal.
- 4.7 Only in exceptional circumstances where a developer can demonstrate that these HIA approaches would not be proportionate to a particular development context (even where the stated development thresholds are surpassed), **and** this is accepted by the LPA, will an alternative approach to policy requirements be considered acceptable.
- 4.8 The need for an HIA should be considered during the Screening stage of the HIA process – this includes deciding whether a development project is unlikely to benefit from further HIA work. Section 5.0 of this SPD provides guidance on the general stages of the HIA process, including deciding the appropriate type of HIA for the project after the need for an HIA has been determined.

#### **Environmental Impact Assessments**

- 4.9 Environmental Impact Assessments (EIAs) are a statutory requirement for certain types or sizes of developments if they are determined to result in significant effects following an EIA screening exercise. Amendments to [The Town and Country Planning \(Environmental Impact Assessment\) Regulations 2017](#) have resulted in a development's "risks to human health" to be a possible aspect of an EIA's scope.
- 4.10 For projects that require an EIA, applicants are advised to engage in pre-application discussions with the LPA to determine whether health could be included as a chapter of the Environmental Statement or whether an independent HIA report would be needed as part of a planning application.

## 5.0 Stages of a Health Impact Assessment

5.1 The procedural steps involved have been well established by various leading health institutions, including the World Health Organization (WHO). The HIA process to be followed for developments in Greater Cambridge is set out in the flow diagram below (see Figure 2); a written overview of each stage of the HIA procedure has also been provided as part of this SPD to assist applicants.

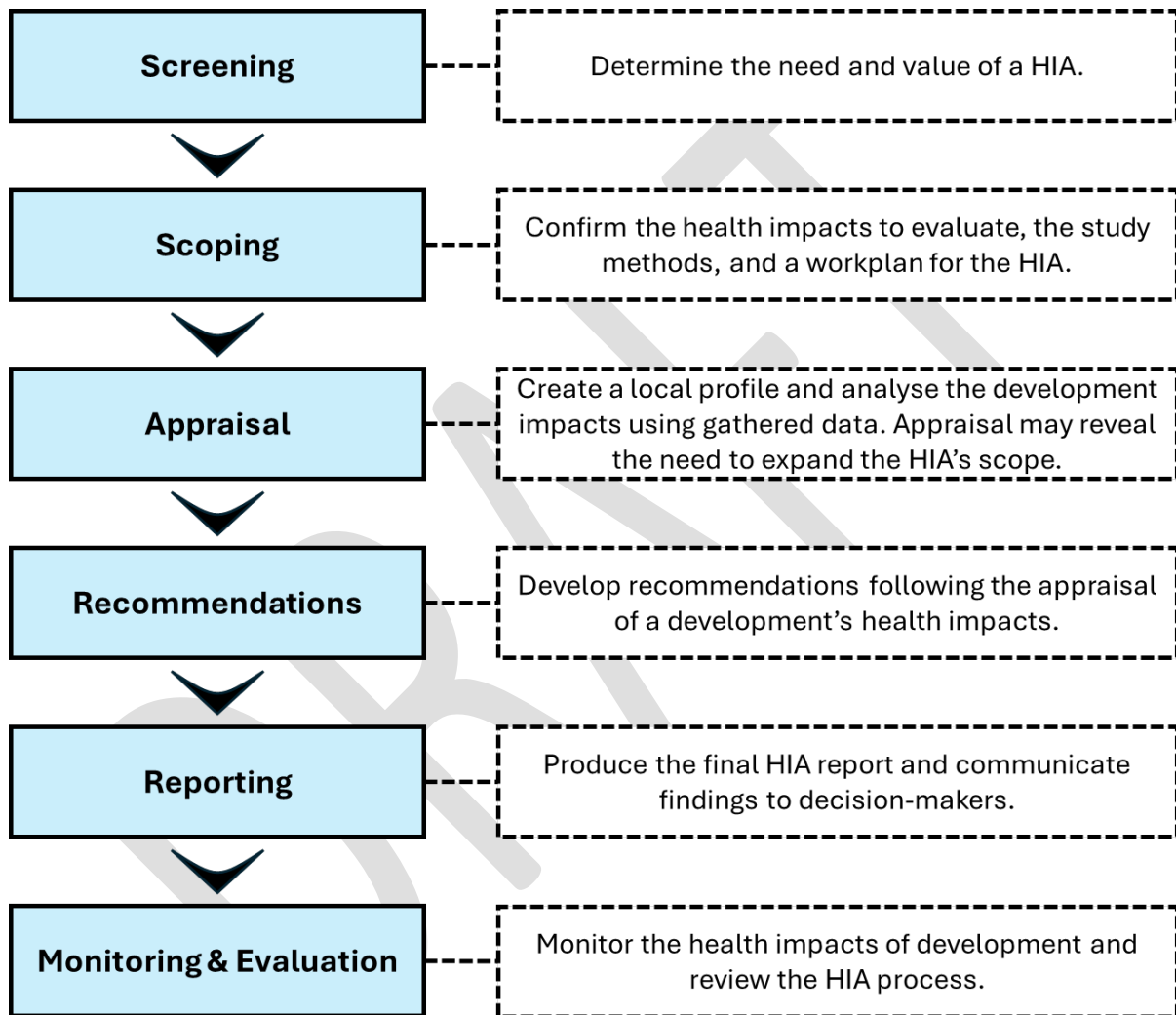


Figure 2: The general stages of the HIA process (Source: Adapted from Public Health England's (2020) [Health Impact Assessment in Spatial Planning](#)).

5.2 All types of HIA should follow the broad steps described in this Section of the SPD, albeit the level of the detail and input needed at each stage of the HIA procedure will vary depending on the type of HIA being carried out and the context of each development project. A flowchart of the HIA process to be followed in the Greater Cambridge area has been provided in Figure 3.

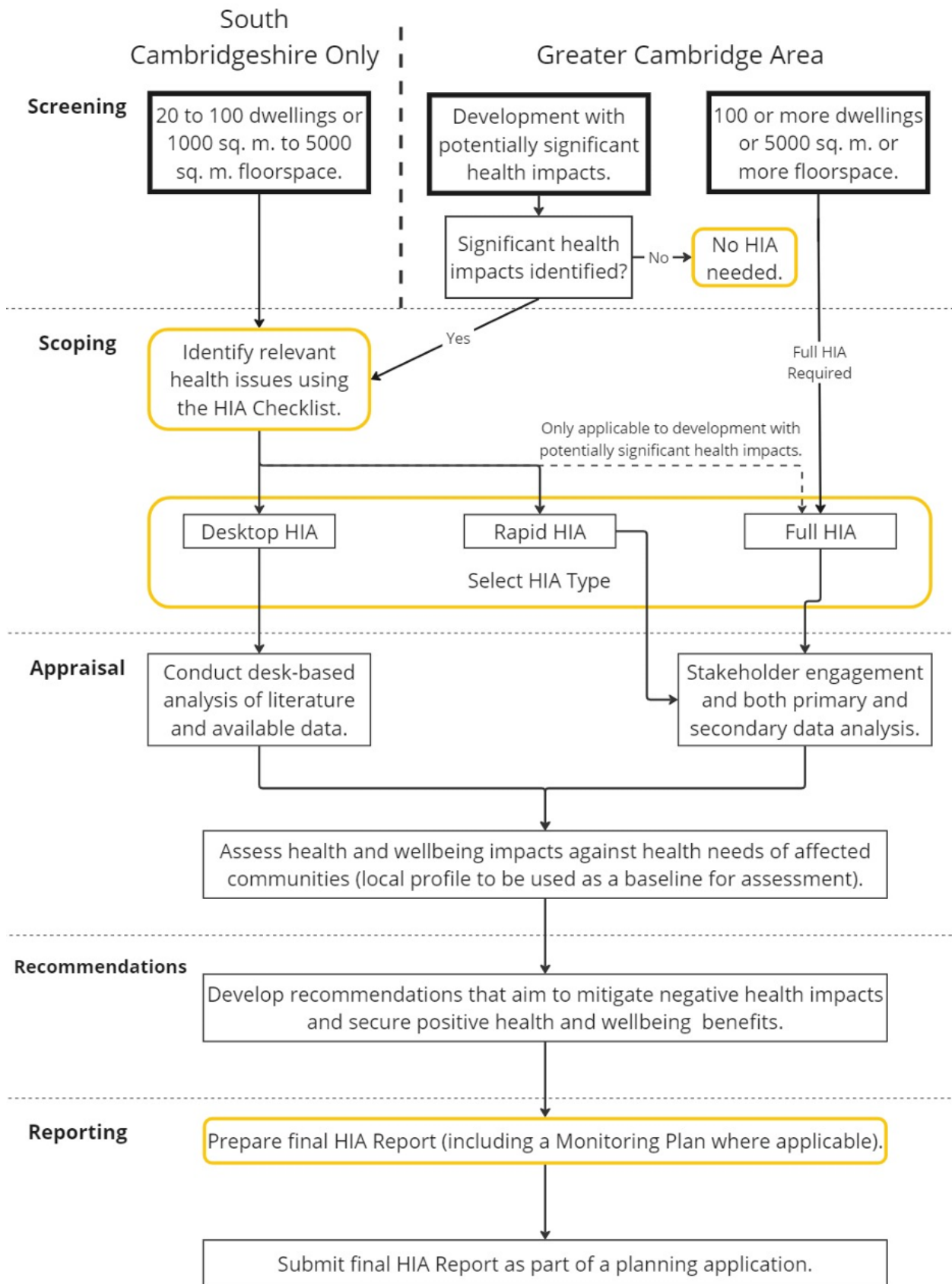


Figure 3: Flowchart of the general HIA process to the point of submitting a planning application. Boxes outlined in orange indicate areas of the HIA process where applicants are advised to engage in pre-application discussions with the LPA.

5.3 A copy of the Greater Cambridge Shared Planning HIA Checklist (herein referred to as “**the HIA Checklist**”) has been provided at Appendix 3 of this SPD. The HIA Checklist has been adapted from a similar HIA checklist produced by the London Healthy Urban Development Unit (HUDU) and provides a comprehensive checklist of factors related to the wider determinants of health that may need to be considered as part of an HIA. The HIA Checklist has been designed to help applicants through the scoping and the appraisal processes, but applicants are recommended to use the HIA Checklist as a reference document throughout the HIA process.

### Screening

5.4 The Screening stage determines whether later stages of the HIA procedure need to be undertaken to ensure that a development helps to meet local health and equity priorities. As an initial step, applicants should refer to Section 4.0 of this SPD to determine whether an HIA is needed in accordance with defined development thresholds.

5.5 Section 4.0 also identifies that smaller scale development that do not exceed the stated thresholds can have a significant impact on health and wellbeing factors. Applicants are encouraged to use the HIA Checklist to screen whether there are any potentially significant health or wellbeing risks that may need to be addressed as part of the planning process. Applicants are also actively encouraged to engage with the LPA at the early stages of the planning process to jointly agree the HIA requirements before the potential health impacts of a development are assessed. Any screening decision(s) should be documented as this will help the LPA understand the rationale behind conclusions made during the Screening stage.

5.6 The HIA Screening stage should also filter out development proposals that are unlikely to benefit from further HIA work. Examples of development that may not require further HIA work beyond the Screening stage include:

- A proposal that has little potential impact on health and equity issues, and there are documented public health benefits that could be secured via suitably worded conditions or planning obligations; or
- Proposals that are likely to result in health impacts, but the health impact mitigation evidence is already well documented and evidence-based mitigation strategies can be secured via suitably worded conditions or planning obligations without the need for further assessment.



5.7 In cases where it is considered that further assessment work beyond the Screening stage would not be required, clear justification should be provided in writing to the LPA, and written agreement should be secured from the LPA, to confirm that later stages of the HIA procedure would not need to be undertaken for that particular development.

### Scoping

5.8 The Scoping stage should be advanced in the event that the Screening stage identifies the need for an assessment of a development's health and wellbeing impacts.

5.9 The Scoping stage centres around the confirmation of the type of HIA to be carried out, and the data gathering, data analysis, and reporting methods to be used during the subsequent stages of the HIA procedure. Areas for consideration should include timescales, geographical boundaries, resource allocation, stakeholder selection, recruitment and engagement, and data gathering techniques.

5.10 The scope of an HIA should be proportionate to the scale of the development, the prospective impacts it could have on existing and future communities, and the type of HIA being prepared to assess the impacts of the development. Nevertheless, when carrying out both the Scoping stage, it is important to ensure that:

- all potential health impacts are included, not just those that arise from physical hazards; and
- the relevant stakeholders who should be involved in engagement are identified – stakeholders should include a balance of professional, business and community interests; and
- it considers the health benefits to be maximised, as well as the health risks to be minimised.

5.11 It may be necessary to consider phasing the scope of the HIA as predicted health impacts may change over time for different populations. Applicants are also advised to ensure that the scope of an HIA is designed to be adaptable and the process is approached with a degree of flexibility as aspects of an HIA may change as a development proposal evolves.

5.12 Applicants are strongly encouraged to use the HIA Checklist provided in Appendix 3 of this SPD to frame the scope of their HIA(s).

- 5.13 Applicants are also strongly encouraged to engage in pre-application discussions with the LPA at an early stage to identify any potential methodological issues, secure feedback on the scope of the HIA, and discuss the scope of the final HIA report that will need to be submitted as part of a planning application for the development. Providing completed copies of the Checklist alongside development plans during pre-application discussions regarding HIA scoping is actively encouraged by the LPA.
- 5.14 Applicants are strongly encouraged to agree the scope of a HIA with the LPA before progressing to the next stage of the HIA procedure.

### **Appraisal: Data Gathering**

- 5.15 Data should be compiled from a range of sources to inform the construction of a local profile and the analysis to be presented within the final HIA report. The extent of primary and secondary data needed may vary depending on the type of HIA that needs to be undertaken. The evidence can be both qualitative and quantitative, and it can be taken from existing sources of evidence or new data. It is important to consider that the existing evidence base for various health determinants can be incomplete or may not be readily accessible. This may mean that data analysis needs to rely on a series of well-conceived assumptions. Where significant gaps in data arise or analysis needs to rely on assumptions, these should be documented within the final HIA report to assist the decision-making process.
- 5.16 Data gathering techniques to be employed as part of the HIA should be confirmed as part of the Scoping stage of the HIA procedure. All HIAs will need to measure health impacts against a local profile, and most HIAs will need to engage with stakeholders (Desktop HIAs may not require stakeholder engagement). It is recommended that the scope of data compilation is confirmed with relevant officers from the LPA prior to the commencement of the Appraisal stage. Additional guidance on possible data gathering techniques is also provided below.
- 5.17 **Establishing a Local Profile:** A “local profile” or a “health profile” identifies a locality’s population groups – including protected groups or those with characteristics protected by the Equality Act 2010 – and locally important health and wellbeing factors. Effectively, a local profile functions as a baseline for assessing the potential health impacts of a development. Applicants are strongly encouraged to engage with the LPA to confirm the accuracy and appropriateness of the local profile before progressing with stakeholder engagement or any further data analysis – this will likely help to streamline study timeframes and resource allocation.

5.18 Production of a local profile will also help to identify relevant population groups that might be affected by the proposed development and the background information that might be needed to streamline other aspects of the data gathering process. The extent of the local profile relevant to a particular HIA may vary depending on the type of HIA that needs to be conducted, as well as the scale and type of development proposal being considered (e.g. HIAs for a commercial development will likely need to consider the type of employees that will work on the site when it is operational).

5.19 Generally, the local profile should contain available data on:

- The demographic makeup of the local population, paying particular attention to any protected groups that have been identified during the Screening and Scoping stages.
- The health status of the local population, paying particular attention to any protected groups that have been identified.
- An assessment of the local area and local infrastructure that can influence the determinants of health and wellbeing (e.g. existing amenities, facilities, environmental challenges etc.).

5.20 As the HIA will need to consider the impacts on both the existing local population and any future population likely to use the development, the local profile should also consider any changes to population that could arise from the development (e.g. an increase in any particular type of group or significant change in demographics).

5.21 Appendix 2 includes links to sources of local demographic and health data that can be used in preparation of the local profile.

5.22 **Stakeholder Engagement:** Stakeholders can be involved in the HIA process in various ways, including questionnaires, workshops, and focus groups. Data from stakeholder participation is vital to the production of a robust HIA; the HIA Checklist can be used to help structure stakeholder participation.

5.23 Examples of stakeholders that could be involved in the HIA include:

- People with knowledge of the local area (e.g. local residents, local representatives or neighbourhood groups).
- Owners and operators of adjacent sites (e.g. local business owners).

- People with characteristics protected by the Equality Act 2010 most likely to experience health inequalities and likely to be affected by the development proposals.

5.24 The stakeholders engaged as part of the HIA should form a cross section of both the existing and planned local population, and should be able to provide specific information on:

- The opportunities that development can offer that may mitigate health issues.
- Whether mitigation measures and design ideas are likely to be feasible in the local area.
- The local value that is attached to a particular health impact or a particular local improvement.

5.25 It is key that the protected groups identified are provided with every opportunity to input and feedback on the design of the development to help mitigate any health inequalities.

### **Appraisal: Data Analysis**

5.26 The data analysis stage uses gathered data to consider potential positive and negative impacts of the proposed development against each of the wider determinants of health, as categorised by the HIA Checklist provided in Appendix 3.

5.27 The health impacts of a development often arise in indirect ways or can happen at different stages of a causal pathway; a good appraisal will identify the nexus of impacts that can stem from a development. A Health Impact Map (similar to the [Global Risks Map](#) developed by the World Economic Forum) can help to identify the complex relationships between development and health. For example, a lack of accessible community facilities within a development can limit the ability for people to develop social connections, represent a detriment to mental wellbeing by failing to provide a space for recreation, and exacerbate health inequalities between disabled and non-disabled people.

5.28 Wherever applicable, the appraisal matrix should make it clear what impacts will affect certain groups of people, particularly people with characteristics protected by the [Equality Act 2010](#). Each impact needs to be scored as either positive or negative for each population group. The Appraisal should also identify the significance of each health and wellbeing impact by examining:

- How many people will be affected by that impact;
- The causal pathways for an identified impact on health and wellbeing;
- The duration of impact;
- What priority to give to each impact when compared to other impacts or other development factors.

5.29 To assist in the impact prioritisation and, subsequently, the development of recommendations, each identified health and wellbeing impact should be categorised as per Table 1.

5.30 Once the significance of each impact has been appraised using the data and a determination has been made as to which health impacts need to be addressed as a priority during further design stages, a series of recommendations should be developed.

DRAFT

Table 1: Categories of significance that should be used to appraise the different health impacts of a development.

Significance Category		Parameters for Significance Category
<b>Major adverse</b>	<b>Major benefit</b>	<b>Significant impact.</b> Categorisation based on: high exposure or scale of impact; long-term duration; continuous frequency; severity predominantly related to mortality; majority of population affected; permanent change to day-to-day life; and substantial service quality implications. For identified harms, prevention measures will be required and should be prioritised. Identified benefits should be incorporated as part of the development, where feasible.
<b>Moderate adverse</b>	<b>Moderate benefit</b>	<b>Potentially significant impact.</b> Categorisation based on: low exposure or medium scale of impact; medium-term duration; frequent events; severity predominantly related to moderate changes in morbidity; large minority of population affected; gradual reversal; and small service quality implications. Prevention or mitigation measures will be required to address identified harms. Identified benefits should be incorporated as part of the development, where feasible.
<b>Slight adverse</b>	<b>Slight benefit</b>	<b>Slight impact.</b> Categorisation based on: very low exposure or small scale of impact; short-term duration; occasional events; severity predominantly related to minor change in morbidity; small minority of population affected; rapid reversal; and slight service quality implications. Design intervention may be required but should be balanced against development constraints and the need to mitigate more significant impacts.
<b>Neutral</b>		<b>Not significant.</b> Categorisation based on: negligible exposure or scale; very short-term duration; one-off frequency; severity predominantly relates to a minor change in quality-of-life; very few people affected; immediate reversal once activity complete; and no service quality implication. No further action required.

(Source: Adapted from Public Health England's (2020) [Health Impact Assessment in Spatial Planning.](#))

## Developing Recommendations

- 5.31 After gathering data and analysing prospective health impact trends arising from the development proposals, a series of recommendations should be made, particularly where intervention is necessary to prevent a development from harming an existing population or future site users. The LPA will expect the final HIA report to contain a list of recommendations made following data collection and analysis (see the Reporting sub-section for further guidance).
- 5.32 Recommendations should aim to avoid, minimise or mitigate any potentially harmful impacts arising from the development proposal, while maximising the health gains or benefits that can be delivered through a development.
- 5.33 Recommendations may need to be prioritised based on the significance of a potential health and wellbeing impact (i.e. recommendations to address the most serious health and equity impacts identified by the HIA should have a higher priority within the list of recommendations). Recommendation prioritisation is particularly important if the resources available to implement proposals are limited or there are competing development priorities (e.g. economic, employment, or historic environment considerations).
- 5.34 Sometimes health improvement recommendations may influence the function or feasibility of other aspects of a development. For example, recommendations for vehicle-free zones may affect the viability of commercial properties. A balance will need to be struck between conflicting development considerations and any resultant design decisions will need to be appropriately justified. A good HIA should take account of the various constraints and factors that can influence a development proposal to ensure that recommendations are contextually appropriate and have the greatest chance of being valued and acted upon by a developer.
- 5.35 Applicants must ensure that each recommendation made as part of the HIA is worked through to an acceptable conclusion. The decision and reasoning to act upon or not act upon each recommendation will need to be formally documented within the final HIA report.
- 5.36 Further dialogue with the LPA may be needed to confirm the recommendations of the HIA and the suitability of any response to the HIA's recommendations prior to the submission of a planning application. Additional guidance can be secured as part of pre-application engagement with officers at the LPA.

## Reporting

5.37 Presenting the results of the HIA clearly to communities and decision makers is an important step in the procedure.

5.38 The final HIA report should provide the following elements in a clear and accessible way:

- A description of the proposed development.
- A summary of the professional experience and qualification of the HIA author(s).
- A description of the HIA's objectives and geographic scope.
- A description of the health and equity priorities identified at the beginning of HIA process.
- The qualitative and quantitative data used and how this data was sourced, including the views expressed by stakeholders that participated in the HIA.
- The overall findings and any recommendations made to improve the health impacts of the development proposal.
- An "Implementation Plan" or similar section detailing how recommended health improvements or mitigation strategies will be implemented as part of the development.
- Where considered appropriate by the LPA, a Monitoring Plan that details the relevant health improvements and health determinants that will be monitored after the completion of the development (or a particular stage of development), and the parties responsible for the monitoring activity.

5.39 To help applicants and HIA authors frame the relevant sections of their final HIA report, a copy of the Assessment Matrix used by Public Health and Environmental Health Officers at South Cambridgeshire District Council and Cambridge City Council is provided in Appendix 4.

5.40 The final HIA report should be submitted as part of a planning application for the respective development. For the purposes of EIA development, an HIA can comprise a chapter or chapters within the final Environmental Statement,



although a standalone HIA may be needed if additional health impacts need to be considered beyond the significant health impacts reviewed as part of an EIA.

- 5.41 For planning applications that do not require an EIA, Officers would prefer the final HIA report to be presented as a standalone document for ease of reference. However, Officers will accept HIAs that are included as part of a Sustainability Statement, particularly the less comprehensive types of HIA (i.e. Desktop HIAs), provided all the necessary detail expected of the HIA report is included within the consolidated Sustainability Statement. Where HIAs have been integrated as part of another document, the location of the HIA should be explicitly stated to the LPA within a Covering Letter or the Planning Application Forms for the development.
- 5.42 Failure to provide the LPA with the HIA report could result in delays to the decision-making process or refusal of the planning application.

### Monitoring and Evaluation

- 5.43 Upon completion of development (or a particular phase of development highlighted by the HIA report), the Monitoring and Evaluation stage begins. At this stage, the health impacts of development should be recorded and analysed to enhance the existing evidence base and better inform later development projects.
- 5.44 **HIA Monitoring** provides an opportunity to assess how effectively each of the HIA recommendations were implemented as part of the development, and whether a particular design choice or rationale contributed to positive effects on public health and wellbeing.
- 5.45 Any monitoring should be meaningful and defined by a Monitoring Plan that outlines the health determinants and development-specific variables to be monitored. Monitoring should also contribute to the ongoing implementation and management of assets or infrastructure designed to improve public health (e.g. the management or maintenance of public open space and green infrastructure). Where HIA monitoring reveals no improvement or a worsening in public health, the HIA may need to be reviewed and further action may need to be considered.
- 5.46 For developments with significant public health considerations, planning obligations (e.g. planning conditions or Section 106 Agreements made in accordance with the Town and Country Planning Act 1990) may be used to ensure that landowners or site operators are required to act in accordance with

an agreed HIA Monitoring Plan or monitoring recommendations made within the final HIA report.

5.47 **HIA Evaluation** is concerned with evaluating the process of undertaking and producing the HIA, as opposed to the development-specific outcomes and effects of the HIA. Questions to consider during HIA evaluation could include:

- How was the HIA undertaken? (Including details of time, place, geographic area and population group affected by the proposal, what the proposal sought to achieve, and the methods used during the HIA).
- Were the aims and objectives of the HIA met?
- What resources (e.g. financial, human, time) were used, and what was the associated opportunity cost?
- How were the decision makers involved and engaged in the process, what were their expectations and were these expectations fulfilled with the resources available?
- How and when were the recommendations accepted and implemented by the decision makers (e.g. the masterplanning group) and what factors contributed to these development choices?
- If recommendations were not acted upon, what was the reason for this, and would this justification be a factor for other development in the local area?
- Did the HIA process impact other areas of the project's management and coordination? (e.g. did it improve partnership working or raise the profile of local health needs?)

5.48 Process evaluation can provide lessons about why and how the HIA worked; in some cases (e.g. where monitoring and implementation occurs over an extended period of time after the implementation or commencement of use of the development), process evaluation requirements may also need to be included within the Monitoring Plan if deemed necessary by the LPA.

## Appendix 1: Glossary of terms

**Determinants of Health:** The contextual factors of people's lives that can influence their health and wellbeing, including:

### Physical Environmental Determinants

- Physical living environment – safe water and clean air, safe houses, communities and roads all contribute to good health.
- Employment and working conditions – people in employment are often healthier, particularly those who have more control over their working conditions.
- Access to health services – access and use of services that prevent and treat disease influences health.

### Social and Cultural Determinants

- Social support networks – greater support from families, friends and communities is linked to better health.
- Culture – customs and traditions, and the beliefs of the family and community all affect health.
- Education – low education levels are linked with poor health, more stress and lower self-confidence.
- Income and social status – higher income and social status are linked to better health. Oftentimes, the greater the gap between the richest and poorest people, the greater the differences in health.

### Individual Determinants

- Genetics – inheritance plays a part in determining lifespan, healthiness and the likelihood of developing certain illnesses.
- Personal behaviour and coping skills – balanced eating, keeping active, smoking, drinking, and how we deal with life's stresses and challenges all affect health.
- Gender – men and women suffer from different types of diseases at different ages.

For further clarity on the wider determinants of health, please refer to the World Health Organization's webpage on the [Determinants of Health](#) or Public Health England's detailed overview of the [Wider Determinants of Health](#).

**Health** is defined by [The World Health Organisation](#) as ‘a state of complete physical, mental, and social wellbeing and not merely the absence of disease or infirmity’. Building on this, The World Health Organisation has stated that ‘the enjoyment of the highest attainable standard of health is one of the fundamental rights of every human being without distinction of race, religion, political belief, economic or social condition’.

**Health impact** is defined by [The World Health Organisation](#) as something that ‘can be positive or negative. A positive health impact is an effect which contributes to good health or to improving health. For example, having a sense of control over one's life and having choices is known to have a beneficial effect on mental health and wellbeing, making people feel "healthier". A negative health impact has the opposite effect, causing or contributing to ill health. For example, working or living in unhygienic or unsafe conditions or spending a lot of time in an area with poor air quality is likely to have an adverse effect on physical health status.’

**Health inequalities** have been defined by [NHS England](#) as the ‘unfair and avoidable differences in health across the population, and between different groups within society. These include how long people are likely to live, the health conditions they may experience and the care that is available to them.’

**Protected Characteristics:** Identity characteristics that are protected by the Equality Act 2010 – discrimination against a person’s protected characteristics or their association with people that have protected characteristics can lead to criminal prosecution. Characteristics that are protected by the Equality Act 2010 include:

- Age.
- Disability.
- Gender reassignment.
- Marriage or civil partnership (in employment only).
- Pregnancy and maternity.
- Race.
- Religion or belief.
- Sex.
- Sexual orientation.

Further guidance on protected characteristics has been published on by the Government ([Discrimination: Your Rights](#)).

**Protected Groups:** Sections of a population that are more susceptible to experiencing harm, discrimination, or disadvantage due to a range of factors,

including their social, economic and physical circumstances. Protected groups have limited access to resources or opportunities or may require support to ensure equal participation in society. Protected groups include:

- Children and young people
- Older people
- Disabled people
- Women and girls
- People from minoritised ethnic and racial groups
- LGBTQIA+ people
- Refugees and asylum seekers

Additional guidance on protected groups has been published by various organisations. Links to available data and further reading have been provided in Appendix 2.

DRAFT

## Appendix 2: Relevant Documents and Further Reading

### International

World Health Organisation, 2018. WHO Housing and Health Guidelines, s.l.: World Health Organisation.

Available at: [WHO Housing and health guidelines](#)

United Nations Sustainable Development Goals, The 17 Sustainable Development Goals. [Online]. Available at: <https://sdgs.un.org/goals>

### National

Public Health England, 2020. Health Impact Assessment in Spatial Planning: A Guide for Local Authority Public Health and Planning Teams, London: Public Health England. Available at: [Health Impact Assessment in spatial planning - GOV.UK \(www.gov.uk\)](#)

NHS England, 2018. Putting Health Into Place, London: NHS England  
Available at: <https://www.england.nhs.uk/publication/putting-health-into-place/>

Public Health England. Fingertips | Public Health Profiles. [Online]  
Available at: <https://fingertips.phe.org.uk/>

Office for National Statistics, Health in England. [Online]  
Available at: <https://www.ons.gov.uk/search?q=health>

### Cambridgeshire

Cambridgeshire & Peterborough Integrated Care System, Health & Wellbeing Integrated Care Strategy. [Online]  
Available at: <https://www.cpics.org.uk/health-wellbeing-integrated-care-strategy>

Cambridgeshire & Peterborough Combined Authority & Cambridgeshire County Council, 2023. Active Travel Strategy.  
Available at: [Cambridgeshire's Active Travel Strategy Adopted March 2023](#)

Cambridgeshire County Council, 2023. Cambridgeshire's Active Travel Design Guide. Available at: [Cambridgeshire County Council Active Travel Design Guide 2023](#)

Cambridgeshire County Council, 2017. Joint Strategic Needs Assessment.  
Available at: [Cambridgeshire and Peterborough Joint Strategic Needs Assessment 2023](#)

## **Greater Cambridge**

Greater Cambridge Shared Planning Service. Homes for Our Future: Greater Cambridge Housing Strategy 2024 – 2029.

Available at: [Greater Cambridge Housing Strategy 2024 to 2029](#)

## **South Cambridgeshire**

South Cambridgeshire District Council, Health & Wellbeing Strategy Refresh 2024 – 2028. Available at: [South Cambridgeshire Health & Wellbeing Strategy 2024-2028](#)

South Cambridgeshire District Council, 2024. State of the District Report.

Available at: [State of the District Report South Cambridgeshire 2024](#)

South Cambridgeshire District Council, 2020. Zero Carbon Strategy.

Available at: [South Cambridgeshire Zero Carbon Strategy](#)

South Cambridgeshire District Council, Our Business Plan.

Available at: [South Cambridgeshire Business Plan](#)

## **Cambridge**

Cambridge City Council, 2024. Community Wealth Building: Strategy and Approach.

Available at: [Community Wealth Building: Strategy and Approach](#)

Cambridge City Council, 2020. Anti-Poverty Strategy 2020-2023.

Available at: [Cambridge City Council, Anti-Poverty Strategy](#)

Cambridge City Council, 2023. State of the City 2023.

Available at: [State of the City \(Cambridge\) 2023](#)

Cambridge City Council, 2022. Corporate Plan 2022-27: Our Priorities for Cambridge. [Online]

Available at: <https://www.cambridge.gov.uk/corporate-plan-2022-27-our-priorities-for-cambridge>

Cambridge City Council, 2021. Single Equality Scheme 2021 to 2024.

Available at: [Cambridge City Council Single Equality Scheme 2021 to 2024](#)

## Planning and the built environment

- PHE and partners: [Healthy weight environments: using the planning system](#) (2020)
- PHE and UWE: [Spatial planning and health: Getting Research into Practice](#) (2020)
- NHS: [Putting Health into Place](#) (2019) – programme findings from the Healthy New Towns programme
- NHS: Putting Health into Place: [Introducing NHS England’s Healthy New Towns programme](#) (2018)
- PHE and IHE: [Healthy High Streets: good place-making in an urban setting](#) (2018)
- TCPA: [Securing constructive collaboration and consensus for planning healthy developments: A report from the Developers and Wellbeing project](#) (2018)
- PHE: [Spatial planning for health](#) (2017)
- PHE: [Health and environmental impact assessment: a briefing for public health teams in England](#) (2017)
- UWE: [Healthy people healthy places evidence tool: Evidence and practical linkage for design, planning and health](#) (2017)
- LGA and TCPA: [building the foundations – tackling obesity through planning and development](#) (2016)
- TCPA: [planning healthy weight environments guide](#) (2014)
- TCPA: [planning healthier places report](#) (2013)
- PHE: Obesity and the environment: [regulating the growth of fast food takeaways](#) (2013)



## Housing and homelessness

- [eLearning module](#) (2019) for healthcare professionals who visit patients in their homes to enable them to spot the signs of cold and damp homes
- [‘Improving health through the home’: a Memorandum of Understanding \(MoU\) to support joint action](#) (2018)
- PHE collection of housing resources [‘Housing for Health’](#)(2017)
- [Housing Infographics](#) (2017)
- Homelessness: [applying All Our Health](#) (2016)
- [Care & Repair England, Better Care Fund briefing](#) (2016)
- [Homeless Link: housing and TB resource](#) (2016)
- Housing LIN [Dementia and housing: An assessment tool for local commissioning](#) (2016)
- Housing LIN. [Older people and alcohol misuse: Helping people stay in their homes](#) (2016)
- Housing LIN, [End of Life Care: Helping people to be cared for and die at home](#) (2016)
- Housing LIN, [Active Ageing and the Built Environment](#) (2016)
- Housing Association Charitable Trust (HACT): [Standards for evidence generation](#) (2016)
- Homeless Link, [Preventing homelessness to improve health and wellbeing](#) (2015).
- Homeless Link, [Homeless health needs audit tool](#) (2015)
- Care & Repair England, [Home Adaptations, Integration and the Care Act](#) (2015)

- Care & Repair England, [Disabled Facilities Grant Funding via Better Care Funds](#) (2015)
- Building Research Establishment (BRE), [Homes and ageing in England](#) (2015)
- Sitra: Public Health: Housing Workforce Holds the Key (2015)
- IHE, [Fuel Poverty and cold home-related health problems](#) (2014)
- [‘Improving health through the home’: a Memorandum of Understanding](#) (MoU) to support joint action (2014)

### **Natural environment**

- [Improving access to greenspace: a new review for 2020](#) (2020)
- [A rapid scoping review of health and wellbeing evidence for the Framework of Green Infrastructure Standards](#) (2020)

### **Active travel and transport**

- Cycling and walking for individual and population health benefits [A rapid evidence review for health and care system decision-makers](#) (2018)
- PHE: [working together to promote active travel – a briefing for local authorities](#) (2016)
- PHE: Obesity and the environment briefing: [increasing physical activity and active travel](#) (2013)

## Appendix 3: Greater Cambridge Shared Planning HIA Checklist

This HIA Checklist has been adapted from the London Healthy Urban Development Unit's (HUDU) checklist that is used by local authorities in London to assess the potential health impacts of a development. Its purpose is to help determine what aspects of health need to be considered within the scope of an HIA, the potential health impacts of a development, and how potential positive impacts can be maximised while potential negative impacts can be avoided or mitigated.

This HIA Checklist is divided into a series of themes. Under each theme, there are a number of related health and wellbeing considerations that are relevant to spatial planning. Each theme also contains a number of questions relating to the identified planning consideration. It may be the case that not all the issues and questions will be relevant to a specific development proposal, and the user should select and prioritise the issues accordingly. Some issues may be directly related to an individual development, others may be relevant at a neighbourhood level where the cumulative impact of development can contribute to a healthy neighbourhood.

The checklist aims to ensure a development proposal is as 'healthy' as possible, by achieving as many 'Yes' ticks and avoiding 'No's. A 'No' gives a warning that an aspect of a development may need to be reconsidered or further assessment is needed. If the issue has been assessed as part of another technical report (e.g. noise pollution has been considered as part of a Noise Impact Assessment), this should be referred to in the "Evidence/Data Sources" column.

### Development Project Overview

<b>Name of proposed development</b>	
<b>Description of development</b>	
<b>Contact name and details</b>	
<b>Location of project</b>	
<b>Date HIA Checklist completed</b>	

**Consideration of Protected Groups (see Appendix 1 of the Greater Cambridge HIA SPD for examples)**

**Please identify the protected groups that may be more negatively or positively impacted by your development proposal. Please document how these protected groups have been identified (e.g. ONS data, JSNA data).**

Page 328

DRAFT

**Public Consultation or Stakeholder Engagement Proposals**

**Please describe the extent of stakeholder engagement or public consultation to be undertaken. What relevant local and/or protected groups will you engage with as part of the stakeholder engagement?**

DRAFT

## Theme 1: Healthy Environments

### 1a. Flooding

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
<p>Does the proposed development incorporate sustainable drainage techniques (SuDS), including storing rainwater, use of permeable surfaces and green roofs?</p> <p>Is there a Flood Evacuation Plan and does this consider people with mobility or specific care needs?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	

Relevant Policy Standards (Cambridge Local Plan)	Relevant Policy Standards (South Cambridgeshire Local Plan)
<ul style="list-style-type: none"> <li>Policy 31 sets out the requirements for integrated water management in new developments, including the provision of sustainable drainage systems (SuDS).</li> <li>Policy 32 on preventing flood risk from the development and to the development.</li> <li>Adopted <a href="#">Cambridgeshire Flood Water SPD</a> highlights that particular attention should be given to the communication and evacuation of vulnerable people within a flood Evacuation Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Policy CC/8 on the need to provide sustainable drainage systems (SuDS) that are appropriate, accounting for geological context.</li> <li>Policy CC/9 requires development to consider the flood risk and states that development will not be permitted if it increases flood risk elsewhere.</li> <li>Adopted <a href="#">Cambridgeshire Flood Water SPD</a> highlights that particular attention should be given to the communication and evacuation of vulnerable people within a flood Evacuation Plan.</li> </ul>

## 1b. Contaminated Land

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
Has the proposed development been assessed for any potential contaminated land risks to construction workers or future site users?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	

### Policy Standards (Cambridge Local Plan)

Policy 33 on the need to assess any possible risks to health arising from previous land uses or the presence of contaminants.

### Policy Standards (South Cambridgeshire Local Plan)

Policy SC/11 on the need to assess any possible risks to health arising from previous land uses or the presence of contaminants.

## 1c. Noise Impacts

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
Does the proposal minimise the impact of noise caused by traffic and commercial uses through insulation, site layout and landscaping?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	

### Policy Standards (Cambridge Local Plan)

Policy 35 on the protection of human health and quality of life from noise and vibration.

### Policy Standards (South Cambridgeshire Local Plan)

Policy SC/10 on the protection of human health and quality of life from noise and vibration.

### 1d. Air Quality

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
Does the proposal minimise air pollution caused by traffic and employment uses?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	

Policy Standards (Cambridge Local Plan)	Policy Standards (South Cambridgeshire Local Plan)
<ul style="list-style-type: none"> <li>Policy 36 requires development not to result in significant contributions to polluting or malodorous emissions, or dust or smoke emissions to air.</li> </ul> <p>Cambridge contains a designated Air Quality Management Area (AQMA) where no adverse impacts on air quality are allowed.</p>	<ul style="list-style-type: none"> <li>Policy SC/12 prevents development from being permitted if development would incur an unacceptable impact on air quality.</li> <li>Policy TI/2 (3) on the need to demonstrate mitigation measures for air pollution from traffic.</li> </ul>

### 1e. Overheating

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
Does the design of buildings and spaces avoid internal and external overheating?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	

Policy Standards (Cambridge Local Plan)	Policy Standards (South Cambridgeshire Local Plan)
Policy 28 on the need for Sustainability Statements to identify how development is adapted to climate change. Further detail is set out in the <a href="#">Greater Cambridge Sustainable Design and Construction SPD</a> .	Policy CC/1 on the need for development to be adaptable to the impacts of climate change, including overheating (as identified by the supporting text for Policy CC/2 and the <a href="#">Greater Cambridge Sustainable Design and Construction SPD</a> ).

## 1f. Waste Management

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
<p>Does the proposal include a suitable means for the storage and collection of waste?</p> <p>Does the proposal include means to separate recycling from general waste?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	

Page 332

Policy Standards (Cambridge Local Plan)	Policy Standards (South Cambridgeshire Local Plan)
<p>Policy 28 on site waste management during construction.</p> <ul style="list-style-type: none"> <li>Supporting text for Policy 50 on waste storage for residential uses and separate recycling and waste facilities.</li> <li>Policy 57 (d) on the design standards for new buildings, which includes integration of refuse and waste storage.</li> <li>Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) designates safeguarding areas for existing and future waste sites.</li> <li>Design guidance within the <a href="#">Greater Cambridge Sustainable Design and Construction SPD</a> supplements the requirements of local policies by providing further guidance on recycling and waste and facilitating a circular economy.</li> </ul>	<ul style="list-style-type: none"> <li>Policy HQ/1 (i) on accessible facilities for waste management and collection.</li> <li>Policy SC/4 on community facilities and the need for waste management for community uses.</li> <li>Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) designates safeguarding areas for existing and future waste sites.</li> <li>Design guidance within the <a href="#">Greater Cambridge Sustainable Design and Construction SPD</a> supplements the requirements of local policies by providing further guidance on recycling and waste and facilitating a circular economy.</li> </ul>



## 1g. Safe Construction

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
<p>Does the proposal minimise construction impacts such as dust, noise, vibration and odours on sensitive land uses (e.g. residential areas, hospitals and schools)?</p> <p>Has a Construction Environment Management Plan or similar document been prepared for the development?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	
Policy Standards (Cambridge Local Plan)		Policy Standards (South Cambridgeshire Local Plan)		
<ul style="list-style-type: none"> <li>Policy 28 on the need to prevent construction activity from causing harm to the environment and human health.</li> <li>Sustainable construction guidance within the <a href="#">Greater Cambridge Sustainable Design and Construction SPD</a> supplements the above policy requirements.</li> </ul>		<ul style="list-style-type: none"> <li>Policy CC/6 on the need to control construction activity, construction traffic, and construction waste using Construction Environmental Management Plans or a similar document.</li> <li>Sustainable construction guidance within the <a href="#">Greater Cambridge Sustainable Design and Construction SPD</a> supplements the above policy requirements.</li> </ul>		

## Theme 2: Healthy Housing

### 2a. Healthy Homes

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
<p>Does the proposal meet policy requirements for daylight, sound insulation, and odour mitigation in residential development?</p> <p>Does the proposal meet policy requirements for residential privacy?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	

Relevant Policy Standards (Cambridge Local Plan)	Relevant Policy Standards (South Cambridgeshire Local Plan)
<ul style="list-style-type: none"> <li>Policy 34 on controlling light pollution and glare on sensitive receptors (e.g. residential uses).</li> <li>Policy 35 on minimising noise pollution and disturbances on sensitive receptors (e.g. residential uses).</li> <li>Policy 36 on controlling air quality and dust on sensitive receptors (e.g. residential uses).</li> </ul> <p>Sustainable design guidance within the <a href="#">Greater Cambridge Sustainable Design and Construction SPD</a> supplements the requirements of the above policies.</p>	<ul style="list-style-type: none"> <li>Policy HQ/1 (n) on the need to mitigate disturbances from overlooking, noise, vibration, odour, emissions and dust, and mitigate loss of daylight.</li> <li>Policy SC/9 on controlling the impacts of light pollution and glare on sensitive receptors (e.g. residential uses).</li> <li>Policy SC/10 on minimising noise pollution and vibration disturbances on sensitive receptors (e.g. residential uses).</li> </ul> <p>Sustainable design guidance within the <a href="#">Greater Cambridge Sustainable Design and Construction SPD</a> supplements the requirements of the above policies.</p>

## 2b. Healthy Homes (Internal Space Standards)

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
Does the proposal satisfy internal space standards for new homes, including sufficient storage space?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	

### Policy Standards (Cambridge Local Plan)

Residential space standards contained within Policy 50.

### Policy Standards (South Cambridgeshire Local Plan)

Residential space standards contained within Policy H/12.

Page 35

## 2c. Healthy Homes (External Space Standards)

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
Does the proposal satisfy external space standards for new homes?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	

### Policy Standards (Cambridge Local Plan)

Policy 50 on standards for external space (i.e. private amenity space).

### Policy Standards (South Cambridgeshire Local Plan)

Policy HQ/1, supplemented by the design guidance within Chapter 6 of the [South Cambridgeshire District Design Guide SPD](#).

## 2d. Relevant Housing Types and Sizes

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
Does the proposal include a range of housing types and sizes that respond to local housing needs?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	
Relevant Policy Standards (Cambridge Local Plan)		Relevant Policy Standards (South Cambridgeshire Local Plan)		
<ul style="list-style-type: none"> <li>Policy 45 on the need for development to provide a range of housing types to meet projected future household needs of the city.</li> </ul> Additional overview of local housing requirements provided in the <a href="#">Greater Cambridge Housing Strategy 2024 – 2029</a> .		<ul style="list-style-type: none"> <li>Policy H/9 on the need for development to provide a range of housing types to meet projected future household needs of the district.</li> </ul> Additional overview of local housing requirements provided in the <a href="#">Greater Cambridge Housing Strategy 2024 – 2029</a> .		

Page 336

## Affordable Homes

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
Does the proposal provide affordable housing that meets identified local needs?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	
Policy Standards (Cambridge Local Plan)		Policy Standards (South Cambridgeshire Local Plan)		
<ul style="list-style-type: none"> <li>Policy 45 states 25% of developments of 11 – 15 dwellings should affordable dwellings, while developments of 15 or more dwellings should comprise at least 40% affordable units.</li> <li>Policy requirements supported by the <a href="#">Greater Cambridge Housing Strategy 2024 – 2029</a>.</li> </ul>		<ul style="list-style-type: none"> <li>Policy H/10 requires that at least 40% of dwellings on proposals of 11 or more units, or over 1000m<sup>2</sup> floorspace, are required to be affordable, unless viability evidence supports a lower provision.</li> <li>Policy requirements supported by the <a href="#">Greater Cambridge Housing Strategy 2024 – 2029</a>.</li> </ul>		

## 2f. Accessible Homes

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
Does the proposal provide accessible homes for older or disabled people?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	
<b>Policy Standards (Cambridge Local Plan)</b>		<b>Policy Standards (South Cambridgeshire Local Plan)</b>		
<p>Policy 45 on the need for development to provide a range of housing types to meet projected future household needs of the city.</p> <ul style="list-style-type: none"> <li>• Policy 47 on specialist housing that is adapted to the care needs of people with disabilities.</li> <li>• Policy 51 requires all new housing to be of a size and internal layout that satisfies Building Regulations requirement M4 (2). Policy 51 requires 5% of affordable housing components acceptably providing 20 or more self-contained affordable homes to meet Building Regulations requirement M4 (3).</li> <li>• Policy requirements supported by the <a href="#">Greater Cambridge Housing Strategy 2024 – 2029</a>.</li> </ul>		<ul style="list-style-type: none"> <li>• Policy H/9 on the need for development to provide a range of housing types to meet projected future household needs of the district. This includes a requirement for 5% of homes in a development of 10 or more dwellings to be built to the accessible and adaptable dwellings M4(2) requirements of the Building Regulations (accessible and adaptable dwellings).</li> <li>• Policy requirements supported by the <a href="#">Greater Cambridge Housing Strategy 2024 – 2029</a>.</li> </ul>		

## 2g. Homes for Gypsies and Travellers

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
<p>Does the proposal make provisions for the Gypsy, Roma and Traveller (GRT) community?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	
<b>Policy Standards (Cambridge Local Plan)</b>		<b>Policy Standards (South Cambridgeshire Local Plan)</b>		
<ul style="list-style-type: none"> <li>• Policy 49 on standards for permanent, transit and emergency stopping provision for the GRT community.</li> <li>• Pitches for the GRT community are recognised by the <a href="#">Greater Cambridge Housing Strategy 2024 – 2029</a> as a type of accommodation option that will be supported where this is demonstrated by needs-based evidence.</li> </ul>		<ul style="list-style-type: none"> <li>• Policy H/9 on the need to deliver housing and accommodation options to support different groups in a community.</li> <li>• Policy H/20 on standards for permanent, transit and emergency stopping provision for GRT sites.</li> <li>• Policy H/21 requiring significant major development proposals to include provisions for GRT sites where a local need has been identified.</li> <li>• Pitches for the GRT community are recognised by the <a href="#">Greater Cambridge Housing Strategy 2024 – 2029</a> as a type of accommodation option that will be supported where this is demonstrated by needs-based evidence.</li> </ul>		

## Theme 3: Active Travel and Inclusive Mobility

### 3a. Promoting Walking and Cycling

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
<p>Does the proposed development promote accessibility via walking and cycling?</p> <p>Does the proposed development seek to reduce car use (e.g. by using Travel Plans)?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	
Relevant Policy Standards (Cambridge Local Plan)		Relevant Policy Standards (South Cambridgeshire Local Plan)		
<ul style="list-style-type: none"> <li>• Policy 80 on the prioritisation of walking, cycling and public transport, and making places accessible for all.</li> <li>• Policy 81 (b) on the use of Travel Plans to help control traffic impacts of major developments.</li> <li>• Policy 82 and Appendix L on parking management using the adopted parking management standards. Adopted standards include allowances for car-free development in connected centres or controlled parking zones.</li> <li>• Guidance on sustainable movement within the <a href="#">Greater Cambridge Sustainable Design and Construction SPD</a> supplements the requirements of the above policies.</li> <li>• Policy objectives are supported by <a href="#">Cambridgeshire's Active Travel Strategy (2023)</a>.</li> </ul>		<ul style="list-style-type: none"> <li>• Policy TI/2 (1) on the need for development to be located and designed to reduce dependence on private cars and promote sustainable travel.</li> <li>• Guidance on sustainable movement within the <a href="#">Greater Cambridge Sustainable Design and Construction SPD</a> supplements the requirements of the above policies.</li> <li>• Policy objectives are supported by <a href="#">Cambridgeshire's Active Travel Strategy (2023)</a></li> </ul>		

### 3b. Connectivity

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
<p>Have measures been taken to connect the development to existing cycle and walking networks?</p> <p>Is the proposed development well connected to public transport networks, local services and local amenities?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	

Relevant Policy Standards (Cambridge Local Plan)	Relevant Policy Standards (South Cambridgeshire Local Plan)
<ul style="list-style-type: none"> <li>• Policy 74 on locating educational facilities in locations accessible on foot and bicycle.</li> <li>• Policy 75 on locating healthcare facilities in locations accessible on foot and bicycle.</li> <li>• Policy 80 (2) on creating convenient links between destinations along active travel routes.</li> <li>• Guidance on sustainable movement within the <a href="#">Greater Cambridge Sustainable Design and Construction SPD</a> supplements the requirements of the above policies.</li> </ul>	<ul style="list-style-type: none"> <li>• Policy E/13 (g) on the need to make employment sites accessible on foot and cycle.</li> <li>• Policy TI/2 (2) on the need to provide walking and cycling infrastructure, and the need to connect proposed infrastructure to existing strategic networks, including public transport networks.</li> <li>• Guidance on sustainable movement within the <a href="#">Greater Cambridge Sustainable Design and Construction SPD</a> supplements the requirements of the above policies.</li> </ul>



### 3c. Safe Travel

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
Does the proposal include traffic management and calming measures, and safe and well-lit pedestrian and cycle crossings and routes?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	

Page 341

Relevant Policy Standards (Cambridge Local Plan)	Relevant Policy Standards (South Cambridgeshire Local Plan)
<ul style="list-style-type: none"> <li>• Policy 56 (f) on the need to create clear and navigable public spaces that are safe and usable.</li> <li>• Policy 65 (b) on the need for street furniture and signage to be designed in ways that do not impede pedestrian or vehicular movement.</li> <li>• Policy 80 (3) on the prioritisation of safety across active travel networks and the need to improve unsafe active travel routes.</li> <li>• Guidance on safe travel networks within the <a href="#">Greater Cambridge Sustainable Design and Construction SPD</a> supplements the requirements of the above policies.</li> <li>• Policy objectives are supported by <a href="#">Cambridgeshire's Active Travel Strategy (2023)</a> and the <a href="#">Active Travel Toolkit (2024)</a>.</li> </ul>	<ul style="list-style-type: none"> <li>• Policy TI/2 (a) on the provision of safe transport routes between destinations.</li> <li>• Guidance on safe travel networks within the <a href="#">Greater Cambridge Sustainable Design and Construction SPD</a> supplements the requirements of the above policies.</li> <li>• Policy objectives are supported by <a href="#">Cambridgeshire's Active Travel Strategy (2023)</a> and the <a href="#">Active Travel Toolkit (2024)</a>.</li> </ul>

### 3d. Cycle Parking Infrastructure

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
<p>Does the proposed development provide an adequate level of cycle storage?</p> <p>Have measures been taken to ensure cycle storage is secure?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	
<b>Relevant Policy Standards (Cambridge Local Plan)</b>		<b>Relevant Policy Standards (South Cambridgeshire Local Plan)</b>		
<ul style="list-style-type: none"> <li>• Policy 50 on secure cycle parking requirements for residential development.</li> <li>• Policy 57 (d) on the design standards for new buildings, including bicycle parking.</li> <li>• Non-residential and residential cycle parking standards contained within Appendix L.</li> <li>• Policy objectives are supported by <a href="#">Cambridgeshire's Active Travel Strategy (2023)</a> and the <a href="#">Active Travel Toolkit (2024)</a>.</li> </ul>		<ul style="list-style-type: none"> <li>• Policy HQ/1 (i) on secure and accessible cycle storage.</li> <li>• Policy TI/2 (2) (d) on the need for development to provide sufficient secure cycle parking.</li> <li>• Cycle parking standards stated as part of Policy TI/3.</li> <li>• Policy objectives are supported by <a href="#">Cambridgeshire's Active Travel Strategy (2023)</a> and the <a href="#">Active Travel Toolkit (2024)</a></li> </ul>		

Page 342

### 3e. Inclusive Mobility

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
Does the proposed development provide suitable parking facilities and accessible infrastructure for people with impaired mobility?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	

Page 543

Relevant Policy Standards (Cambridge Local Plan)	Relevant Policy Standards (South Cambridgeshire Local Plan)
<ul style="list-style-type: none"> <li>• Policy 56 (k) on the need to deliver an accessible public realm through inclusive design and layout.</li> <li>• Policy 82 and Appendix L on standards for parking facilities for people with impaired mobility.</li> <li>• Guidance on sustainable movement within the <a href="#">Greater Cambridge Sustainable Design and Construction SPD</a> supplements the requirements of the above policies</li> </ul>	<ul style="list-style-type: none"> <li>• Policy TI/3 (2) on standards for vehicle parking for people with impaired mobility.</li> <li>• Policy SC/4 on the need to provide facilities for specific needs, including people with disabilities.</li> <li>• Guidance on sustainable movement within the <a href="#">Greater Cambridge Sustainable Design and Construction SPD</a> supplements the requirements of the above policies</li> </ul>

## Theme 4: Open Space and Recreation

### 4a. Access to Open Space

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
<p>Does the proposal retain or replace existing open space?</p> <p>Does the proposal provide new open or natural space, or improve access to existing spaces?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	
<b>Relevant Policy Standards (Cambridge Local Plan)</b>		<b>Relevant Policy Standards (South Cambridgeshire Local Plan)</b>		
<ul style="list-style-type: none"> <li>Policy 56 (i) includes open space and soft landscaping as key aspects of site designs and layouts.</li> <li>Policy 59 on the need to integrate existing and proposed landscape features into the public realm of new development.</li> <li>Policy 67 on the protection (and enhancement) of existing open space.</li> <li>Policy 68 on open space provision through new development.</li> <li>The above policy requirements are supported by the <a href="#">Open Space and Recreation Strategy (2011)</a>.</li> </ul>		<ul style="list-style-type: none"> <li>Policy HQ/1 (m) on the need for development to include landscaping and open spaces that integrate with development.</li> <li>Policy SC/7 provides standards for open space provision for new developments.</li> <li>Policy SC/8 on the protection of existing open spaces and mitigation requirements where open space would be lost.</li> <li>The above policy objectives are supported by the <a href="#">Open Space in New Developments SPD (2009)</a>.</li> </ul>		

#### 4b. Outdoor Play and Recreation

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
<p>Does the proposal provide outdoor play spaces or recreational opportunities for children and young people?</p> <p>Are play spaces and/or recreational facilities accessible?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	

Page 35

Relevant Policy Standards (Cambridge Local Plan)	Relevant Policy Standards (South Cambridgeshire Local Plan)
<ul style="list-style-type: none"> <li>• Policy 67 on the protection (and enhancement) of existing outdoor recreation spaces.</li> <li>• Policy 68 on outdoor sport and recreation provision through new development.</li> <li>• Policy 73 on the provision of new outdoor sports facilities in line with the <a href="#">Playing Pitch Strategy 2015 – 2031</a> for the Greater Cambridge area.</li> </ul>	<ul style="list-style-type: none"> <li>• Policy SC/4 on development considerations for sports and recreation facilities.</li> <li>• Policy SC/7 provides standards for outdoor sport and children play provision for new developments.</li> <li>• Policy SC/8 on the protection of existing sports and recreation facilities and mitigation requirements where such facilities would be lost.</li> <li>• Policy goals on outdoor recreation supported by the <a href="#">Playing Pitch Strategy 2015 – 2031</a> for the Greater Cambridge area.</li> </ul>

#### 4c. Indoor Recreation and Sport Space

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
<p>Does the proposal provide indoor sports and recreational opportunities?</p> <p>Are indoor sports and recreational facilities accessible?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	

Page 346

Relevant Policy Standards (Cambridge Local Plan)	Relevant Policy Standards (South Cambridgeshire Local Plan)
<ul style="list-style-type: none"> <li>Policy 73 on the provision of new indoor sports facilities in line with the <a href="#">Indoor Sports Facility Strategy 2015 – 2031</a> for the Greater Cambridge area.</li> <li>The above policy requirements are supported by the <a href="#">Open Space and Recreation Strategy (2011)</a>.</li> </ul>	<ul style="list-style-type: none"> <li>Policy SC/4 on development considerations for sports and recreation facilities.</li> <li>Policy SC/6 on development considerations for and protection of indoor community facilities (including indoor sports).</li> <li>Policy requirements produced in line with the <a href="#">Indoor Sports Facility Strategy 2015 – 2031</a> for the Greater Cambridge area.</li> </ul>

#### 4d. Safety and Crime Prevention

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
<p>Are the open, natural or recreational spaces provided as part of the development welcoming?</p> <p>Has the proposed development included a layout that promotes natural surveillance?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	
<b>Relevant Policy Standards (Cambridge Local Plan)</b>		<b>Relevant Policy Standards (South Cambridgeshire Local Plan)</b>		
<ul style="list-style-type: none"> <li>Policy 56 (d) and 56 (g) on the need for design to remove opportunities for crime and improve community safety (e.g. incorporating natural surveillance).</li> <li>The above policy requirements are supported by the <a href="#">Open Space and Recreation Strategy (2011)</a>.</li> </ul>		<ul style="list-style-type: none"> <li>Policy HQ/1 (1) (o) on the need for design to remove opportunities for crime and improve community safety (e.g. incorporating natural surveillance).</li> <li>Chapter 6 of the <a href="#">South Cambridgeshire District Design Guide SPD</a> supplements the community safety requirements of the above policy.</li> </ul>		

#### 4e. Open and Recreational Space Management

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
<p>Does the proposal set out how new open space and play areas will be managed and maintained (e.g. a Landscaping Management Plan)?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	
<b>Relevant Policy Standards (Cambridge Local Plan)</b>		<b>Relevant Policy Standards (South Cambridgeshire Local Plan)</b>		
<ul style="list-style-type: none"> <li>Policy 68 on the use of planning conditions or Section 106 agreements to secure a long-term management plan for open space and recreation provision.</li> <li>The above policy requirements are supported by the <a href="#">Open Space and Recreation Strategy (2011)</a>.</li> </ul>		<ul style="list-style-type: none"> <li>Policy SC/4 (10) on the long-term management and maintenance of nature facilities.</li> <li>Supporting text for Policy SC/7 on the management of public open spaces.</li> <li>The above policy requirements are supported by the <a href="#">Open Space in New Developments SPD (2009)</a>.</li> </ul>		

Page 348



## Theme 5: Access to Healthy Food

### 5a. Local Spaces for Growing Food

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
Does the proposed development facilitate the supply of or is it close to opportunities for locally grown food (e.g. allotments, community orchards etc.)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	

Page 349

Policy Standards (Cambridge Local Plan)	Policy Standards (South Cambridgeshire Local Plan)
<ul style="list-style-type: none"> <li>Allotments considered important areas of open space provision (Policy 67).</li> <li>Objectives on allotment provision also contained within the <a href="#">Open Space and Recreation Strategy (2011)</a>.</li> </ul>	<ul style="list-style-type: none"> <li>Policy SC/7 on standards for the provision of allotments as part of new developments.</li> <li>Policy SC/8 on the protection and enhancement of allotments and community orchards, and their replacement if local food production spaces are lost as part of development.</li> </ul>

## 5b. Retail Choices

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
<p>Is the proposal connected to or does it make provisions for a range of retail uses, including food stores and smaller independent and affordable shops?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	
<b>Policy Standards (Cambridge Local Plan)</b>		<b>Policy Standards (South Cambridgeshire Local Plan)</b>		
<p>Policy 5 on the need to sustainably connect communities to local centres.</p> <ul style="list-style-type: none"> <li>Policy 72 in support of new shops and the protection of retail spaces in district, local and neighbourhood centres.</li> </ul>		<ul style="list-style-type: none"> <li>Policy E/22 on delivering new retail development.</li> <li>Policy SC/4 on the need for housing developments to contribute to the provision of services and facilities and to assess the impact on existing local facilities, including local shops, restaurants, cafes and public houses.</li> </ul>		

## Theme 6: Vibrant Communities

### 6a. Healthcare Facilities

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
<p>Has the impact on healthcare services been considered?</p> <p>Does the proposal include the provision or replacement of a healthcare facility and/or does it provide a financial contribution for this?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	

Relevant Policy Standards (Cambridge Local Plan)	Relevant Policy Standards (South Cambridgeshire Local Plan)
<ul style="list-style-type: none"> <li>• Policy 75 supporting the development of new healthcare facilities, particularly in areas of growth.</li> <li>• Policy 85 on the use of planning obligations to ensure development delivers or contributes to the delivery of healthcare facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Local Plan policy objective to facilitate the creation and growth of healthcare clusters in the district.</li> <li>• Policy SC/4 on the need for development to provide or contribute to the delivery of community facilities, including health facilities.</li> <li>• Policy SC/5 on support for new healthcare facility provision.</li> </ul>

## 6b. Educational Facilities and Childcare Services

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
<p>Does the proposed development contribute to meeting primary, secondary and post-16 education needs?</p> <p>Does the proposed development provide childcare facilities?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	

Page 352

Relevant Policy Standards (Cambridge Local Plan)	Relevant Policy Standards (South Cambridgeshire Local Plan)
<ul style="list-style-type: none"> <li>• Policy 44 on specialist education facilities and centres.</li> <li>• Policy 74 on the support for providing educational facilities, particularly in areas of population growth. Policy states that Children's Services Authority are to be engaged for major development to ensure school capacity can support growth and/or outline how development can support new educational facilities.</li> <li>• Policy 85 on the use of planning obligations to ensure development delivers or contributes to the delivery of educational facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Policy SC/4 on the need for development to provide or contribute to the delivery of community facilities, including educational and childcare facilities.</li> <li>• Policy TI/9 on the support for providing educational facilities, particularly in areas of population growth. Policy states that Children's Services Authority are to be engaged for major development to ensure school capacity can support growth and/or outline how development can support new educational facilities.</li> </ul>

## 6c. Social Facilities

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
<p>Are community facilities or spaces for indoor recreation provided as part of the proposal?</p> <p>Are community facilities designed to be accessible for all members of a community?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	

Page 35

Relevant Policy Standards (Cambridge Local Plan)	Relevant Policy Standards (South Cambridgeshire Local Plan)
<ul style="list-style-type: none"> <li>• Policy 14 on improvements to social infrastructure in designated Areas of Major Change and Opportunity Areas.</li> <li>• Policy 40 on the consideration of shared social spaces in employment development.</li> <li>• Policy 56 (f) and 56 (k) on design standards for an inclusive public realm that promotes social cohesion.</li> <li>• Policy 68 on the use of open space to promote socialisation.</li> <li>• Policy 85 on the use of planning obligations to ensure development delivers or contributes to the delivery of social spaces and social infrastructure.</li> <li>• Open space infrastructure requirements are supported by the <a href="#">Open Space and Recreation Strategy (2011)</a>.</li> </ul>	<ul style="list-style-type: none"> <li>• Policy HQ/1 (m) on public spaces being designed to facilitate inclusive social interaction.</li> <li>• Policy E/10 supporting shared social spaces in working environments.</li> <li>• Policy SC/3 on the protection of village amenities and services that are important for local wellbeing.</li> <li>• Policy SC/4 on the delivery of community facilities that allow for social interaction and collective recreation or enjoyment.</li> </ul>

## 6d. Cultural Facilities

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
<p>Does the proposed development make provisions for places of worship or different faith groups?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	

Page 354

Relevant Policy Standards (Cambridge Local Plan)	Relevant Policy Standards (South Cambridgeshire Local Plan)
<ul style="list-style-type: none"> <li>• Policy 73 on the protection cultural facilities and the standards for cultural facility provision as part of new developments.</li> <li>• Policy 85 on the use of planning obligations to ensure development delivers or contributes to the delivery of cultural facilities (e.g. places of worship).</li> </ul>	<ul style="list-style-type: none"> <li>• One of the Local Plan's primary objectives is the provision and protection of community facilities (Policy SC/2 (e)).</li> <li>• Policy SC/5 on the provision of community facilities for different faith groups.</li> </ul>

## 6f. Employment Opportunities

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
<p>Does the proposed development provide access to employment opportunities for local people?</p> <p>Does the proposed development make appropriate arrangements for homeworking?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	

Page 355

Relevant Policy Standards (Cambridge Local Plan)	Relevant Policy Standards (South Cambridgeshire Local Plan)
<ul style="list-style-type: none"> <li>• Policy 1 on the presumption in favour of sustainable development, including economic sustainability and the provision of accessible, local jobs.</li> <li>• Policy 40 on the expansion of employment uses and business spaces in locations that are accessible to local communities or populations.</li> </ul>	<ul style="list-style-type: none"> <li>• Policy S/3 on the presumption in favour of sustainable development, including economic sustainability and the provision of accessible, local jobs.</li> <li>• Policy E/12 on the promotion of new employment development in settlements.</li> <li>• Policy E/13 on the promotion of new employment development on the edge of settlements, subject to meeting other policy requirements.</li> <li>• Policy SC/4 on the delivery of shops that are accessible to communities.</li> <li>• Policy H/18 on parameters for homeworking.</li> </ul>

## 6g. Compatible Land Uses

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
<p>Does the proposed development contain a mix of land uses?</p> <p>Have design measures been incorporated to ensure that commercial disturbances on sensitive uses (e.g. homes) will be mitigated?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	

Relevant Policy Standards (Cambridge Local Plan)	Relevant Policy Standards (South Cambridgeshire Local Plan)
<ul style="list-style-type: none"> <li>• Policy 33, 34, 35, and 36 on the need to protect sensitive land uses (e.g. residential development, care homes, schools and hospitals) from pollutants that can stem from non-residential uses.</li> <li>• Policy 41 (b) on the development of previously developed sites to consider whether proposed uses are compatible with surrounding land uses.</li> <li>• Policy 56 (a) and (e) on the use of comprehensive site layouts to ensure limited conflicts between planning uses.</li> <li>• Policy 73 on the need for local facilities to be compatible with surrounding context, including mitigating impacts on sensitive receptors.</li> </ul>	<ul style="list-style-type: none"> <li>• Policy SC/9, SC/10, SC/11 and SC/12 on the need to protect sensitive land uses (e.g. residential development, care homes, schools and hospitals) from pollutants that can stem from non-residential uses.</li> <li>• Policy SC/13 on the need to ensure that hazardous installations do not harm sensitive land uses.</li> <li>• Policy HQ/1 (d) on the need for development to be compatible with its location in terms of scale, mass, siting, design and proportion to surrounding land uses.</li> <li>• Policy HQ/1 (j) on the need for mixed use developments to harmonise, and for mixed use developments to be compatible with surrounding uses.</li> </ul>



## Theme 7: Digital Connectivity and Access to Telecommunications Infrastructure

### 7a. Broadband Infrastructure and Internet Connection

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
Is there adequate broadband infrastructure, or, in cases where improvements are needed, does the proposal seek to deliver high-quality services?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	
<b>Relevant Policy Standards (Cambridge Local Plan)</b>		<b>Relevant Policy Standards (South Cambridgeshire Local Plan)</b>		
<ul style="list-style-type: none"> <li>Policy 42 on the need to connect new developments to digital infrastructure.</li> <li>Policy 85 states that planning permission will only be granted if applicants can demonstrate that there is sufficient infrastructure to support the needs of development users.</li> </ul>		<ul style="list-style-type: none"> <li>Policy TI/8 on the need for development to make suitable arrangements for infrastructure to meet the needs of both existing and future communities. Supporting text identifies telecommunications infrastructure as an area for developer consideration.</li> <li>Policy TI/10 on expectations for developers to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the district.</li> </ul>		

## 7b. Mobile Network Coverage

Key Questions	Relevance	Evidence/Data Sources	Potential Health Impacts	Recommended Enhancement or Mitigation Actions
<p>Is there adequate mobile network coverage, or, in cases where improvements are needed, does the proposal seek to deliver high-quality services?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not relevant		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	

Page 358

Relevant Policy Standards (Cambridge Local Plan)	Relevant Policy Standards (South Cambridgeshire Local Plan)
<p>Policy 42 on the need to connect new developments to digital infrastructure.</p> <ul style="list-style-type: none"> <li>Policy 85 states that planning permission will only be granted if applicants can demonstrate that there is sufficient infrastructure to support the needs of development users.</li> </ul>	<ul style="list-style-type: none"> <li>Policy TI/8 on the need for development to make suitable arrangements for infrastructure to meet the needs of both existing and future communities. Supporting text identifies telecommunications infrastructure as an area for developer consideration.</li> <li>Policy TI/10 on expectations for developers to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the district.</li> </ul>

## Appendix 4: Local Authority Review Matrix for HIA Reports

A copy of the Review Matrix used by Public Health and Environmental Health Officers to assess HIAs submitted as part of planning applications in the Greater Cambridge area. Applicants do not need to complete a copy of this Matrix but may use it to help frame the final HIA Report.

	<b>Criteria</b>	<b>Grading</b>	<b>Comments:</b>
		A – Adequate  F – Further detail needed  I – Inadequate  N/A – Not Applicable	<ul style="list-style-type: none"> <li>• What's missing?</li> <li>• Are there any weaknesses/what needs strengthening?</li> <li>• What's helpful or completed well?</li> </ul>
<b>Section 1: Description of the proposed development</b>			
1.1	<p>There is a clear description of the project being assessed.</p> <p>It includes the aims and objectives of the proposal.</p> <p>The report describes the physical characteristics of the existing site.</p> <p>The report describes characteristics of the proposed development.</p> <p>The report includes timescales and duration of any demolition, construction phases.</p>		

1.2	Policy context for the project has been researched (using both national and local sources), noting any relevant health and wellbeing policies/strategies.		
<b>Section 2: Identification of population groups affected by the development</b>			
2.1	A process to identify groups of the population likely to be affected by the proposal has been undertaken, including groups with characteristics protected by the Equality Act 2010.		
2.2	Evidence to support the inclusion of identified groups has been provided (qualitative and quantitative).		
<b>Section 3. Identification of geographical area and associated health priorities</b>			
3.1	A process to identify the geographical scope of the assessment has been undertaken.		

3.2	Health priorities for the affected geographical area have been identified for inclusion in the assessment. Any additional themes identified should also be included here.		
<b>Section 4: Assessment of health</b>			
4.1	<b>Baseline (Local Profiling)</b>		
4.1.1	The report provides a narrative which interprets the data collected in the context of the HIA.		
4.1.2	The HIA uses robust data sources which could include other key environmental or technical specialists involved in the proposed development.		
<b>Section 5: Evidence</b>			
5.1	The sources of evidence used are relevant to the project and scale of the HIA.		
5.2	Evidence and data sources used are clearly referenced.		
5.3	The quality and depth of evidence is sufficient to inform the assessment of likely impacts.		

5.4	There is some critical assessment of the literature used.		
5.5	Any limitations of the evidence collected are highlighted and a rationale is provided.		
<b>Section 6: Stakeholder Engagement</b>			
6.1	There is evidence of discussion with the appropriate Local Authority Officer to agree a proportionate approach to stakeholder engagement, and this approach has been followed.		
6.2	The report identifies all stakeholder groups relevant to the health impact assessment for the proposed development, including groups whose health and wellbeing is likely to be directly affected by the proposal.		
6.3	The methods of engagement were appropriate, and their effectiveness has been evaluated.		

6.4	The evidence obtained has been used to influence the design of the proposal.		
<b>Section 7: Health Effects</b>			
7.1	The impacts on health been identified (as outlined within the criteria of the Greater Cambridge Shared Planning HIA Checklist). In identifying health impacts, the HIA has also included those for vulnerable groups and/or people with characteristics protected by the Equality Act (2010).		
7.2	Where necessary, proportionate mitigation has been proposed.		
<b>Section 8: HIA Conclusions and Recommendations</b>			
4.5.1	A conclusion is provided summarising the key outcomes with a list of recommendations.		

4.5.2	The recommendations identify how assets that improve health will be maintained and who will maintain them (e.g. a Monitoring Plan has been provided).		
<p><b>Conclusions of the HIA Assessor:</b>  <i>(Provide commentary on the overall quality of the HIA identifying strengths and weaknesses)</i></p>			



# Equality Impact Assessment (EqIA): Draft Health Impact Assessment Supplementary Planning Document (HIA SPD)

## Introduction – Please read


The Public Sector Equality Duty, introduced under the Equality Act 2010, requires all public bodies, including local authorities, to have due regard to the need to:

- Eliminate unlawful discrimination, harassment, and victimisation
- Advance equality of opportunity between those who share a protected characteristic and those who do not
- Foster good relations between those who share a relevant protected characteristic and those who do not

Equality Impact Assessments (EqIAs) allow the Council to:

- Show that we are meeting this legal duty by demonstrating due regard for the provisions of the Public Sector Equality Duty
- Identify possible negative impacts on individuals and groups with protected characteristics, plan mitigating action and seek to maximise opportunities to advance equality within our activities.

EqIAs provide a methodical approach to the assessment of impacts across the [nine protected characteristics](#) and should be completed during the development and review of all Council policies, strategies, procedures, projects or functions. Where there is any doubt, the completion of an EqIA is always recommended.

Throughout the course of this form, please hover over the  symbol for guidance in relation to specific questions. When the form is completed, please send an electronic copy to [equality.schemes@scambs.gov.uk](mailto:equality.schemes@scambs.gov.uk). If you require any additional support completing the form, please email the above address.

# Equality Impact Assessment Complete Form

## Section 1: Identifying Details

**1.1** Officer completing EqIA:

Vaughan Bryan, Planning Policy Officer

**1.2** Team and Service:

Planning Policy and Strategy, Greater Cambridge Shared Planning Service

**1.3** Title of proposal:

Draft Health Impact Assessment Supplementary Planning Document (HIA SPD)

**1.4** EqIA completion date:

16.10.2024

**1.5** Proposal implementation date:

Consultation carried out November 2024 – January 2025. Formal adoption of the Health Impact Assessment SPD is anticipated for Spring 2025.

**1.6** Who will be responsible for implementing this proposal:

Cambridge City and South Cambridgeshire District Councils through the Greater Cambridge Shared Planning Service

## Section 2: Proposal to be Assessed

### 2.1 Type of proposal:

Policy guidance – Draft Supplementary Planning Document (SPD)

### 2.2 Is the proposal: New

The draft Health Impact Assessment SPD is a new document designed to supplement existing planning policy; the HIA SPD is not designed to introduce new policy. The document provides additional guidance on the application of policies concerned with delivering healthy places within the adopted Local Plans covering the Greater Cambridge Area, namely the South Cambridgeshire Local Plan (September 2018) and the Cambridge Local Plan (October 2018).

### 2.3 State the date of any previous equality impact assessment completed in relation to this proposal (if applicable):

Assessments completed during the preparation of the two adopted Local Plans to which this supplementary guidance relates.

### 2.4 What are the headline aims of the proposal and the objectives that will help to accomplish these aims? (Approximately 250 words)

The planning and design of our built and natural environments can have a major influence on human health and wellbeing. The National Planning Policy Framework (NPPF) 2023 recognises the importance of delivering places that promote social interaction, are accessible for all members of society, are safe, and actively facilitate healthy lifestyles. Policies in the South Cambridgeshire Local Plan (2018) and Cambridge Local Plan (2018) set out the need to assess a development's impact on health and wellbeing. This draft SPD aims

to provide further detail on how the health and wellbeing impacts of development can be assessed by using Health Impact Assessments (HIAs).

HIAs are a method of assessing the prospective positive and negative health impacts of development on different population groups. They function as a guiding framework for the design and delivery of a development project, identifying how negative health impacts can be mitigated or prevented, how health benefits can be maximised, and how health impacts can be monitored in the long-term. This draft SPD has been designed to align with national guidance on HIAs published by Public Health England in 2020, thus ensuring that the application of policies in the adopted Local Plans related to public health reflects current best-practice.

For HIAs to be successful, they must be considered early in a development's design process and should be discussed with the Local Planning Authority (LPA) at the pre-application stages of a project to determine the scope of the assessment. This SPD is designed to provide detailed guidance on when HIAs need to be considered as part of a planning application, the different types of HIA, and the general steps involved in the HIA process. The SPD also provides applicants with checklists and tools that can be used to help frame site-specific HIAs and pre-application discussions with Greater Cambridge Shared Planning's officers.

**2.5** Which of South Cambridgeshire District Council's business plan priorities does this proposal link to?

- Helping Businesses to grow -
- Building homes that are truly affordable to live in -
- Being green to our core -
- A modern and caring council - ✓

**2.6** Which of South Cambridgeshire District Council's equality objectives (as detailed in SCDC's Equality Scheme) does this proposal link to or help to achieve?

- Identify, prioritise and deliver actions that will narrow the gap in outcomes between disadvantaged groups and the wider community- ✓
- SCDC is an employer that values difference and recognises the strength that a diverse workforce brings - ✓
- Protected characteristic groups have a voice and are represented in forming the future shape of the district - ✓

**2.7** Which of Cambridge City Council's equality objectives (as detailed in CCC's Equality Scheme) does this proposal link to or help to achieve?

- To further increase our understanding of the needs of Cambridge's growing and increasingly diverse communities so that we can target our services effectively - ✓
- To continue to work to improve access to and take-up of Council services from all residents and communities - ✓
- To work towards a situation where all residents have equal access to public activities and spaces in Cambridge and are able to participate fully in the community - ✓

**2.8** Which groups or individuals will the proposal affect:

- |                           |                 |
|---------------------------|-----------------|
| • Service Users ✓         | • Councillors ✓ |
| • External Stakeholders ✓ | • Other ✓       |
| • Employees ✓             |                 |

If other, please specify – all residents and visitors to the Greater Cambridge area.

- 2.9** How will these groups or individuals be affected? (you will be asked to provide more detail on the specific impacts on different protected characteristic groups later on in the form) (approximately 250 words)

The HIA SPD sets out principles that should be considered in early stages of the planning process in order to deliver development that addresses health inequalities, mitigates negative health impacts, and facilitates health and wellbeing benefits for both existing and future communities.

The principles in this draft SPD will improve the service user experience as well as encourage the incorporation of equal and accessible places for all population groups across the Greater Cambridge Area. The SPD will be considered in the determination of planning applications and, as a result, will impact groups and individuals through the decision-making process.

The draft SPD sets out guidance to assist applicants for planning permission in meeting local and national policy requirements for health and wellbeing in the planning and development process. In this regard, the draft SPD will specifically affect applicants, agents, landowners, and developers by providing additional clarification and guidance.

During the public consultation which will take place on this draft SPD, GCSP will seek to invite comment from all groups and individuals, with their representations being considered when amending the final version of the HIA SPD.

- 2.10** How many people will this proposal affect? (Approximately)


Given the integration of stakeholder engagement within the HIA process, the HIA SPD has the capacity to affect all population groups across the Greater Cambridge Area, including members of protected population groups.

The draft SPD sets out guidance to assist applicants for planning permission in meeting local and national policy requirements for health and wellbeing in the planning and development process. In this regard, the draft SPD will also affect applicants, agents, landowners, and developers.

- 2.11** If any part of the proposal is being undertaken by external partners, please specify how SCDC will ensure that they will meet equality standards?  
(Approximately 250 words)

No external partners will deliver this policy but there is guidance on how developers should engage with local communities through the planning process.

### Section 3: Evidence and Data

- 3.1** Describe any research (this could include consultation) and analysis you have undertaken to understand how [protected characteristic groups](#) are likely to be affected? Please list any key sources that you used to obtain this Information.   
(Approximately 250 words)

During the drafting process of the HIA SPD, Officers have identified key issues by understanding common themes arising in joint strategic needs assessments and local research papers.

HIAs are a key tool in assessing health inequalities between different population groups, including protected groups. Early engagement with officers from a range of departments from both Councils (for example, the Environmental Health Officers and Development Management Officers from

both Councils) have helped to refine the guidance and tools provided within the SPD.

A range of background research papers and strategic documents also helped officers to understand how the HIA SPD could impact protected characteristic groups, including:

### **South Cambridgeshire**

- [South Cambridgeshire Health & Wellbeing Strategy 2024-2028](#)
- [South Cambridgeshire District Council State of the District Report South Cambridgeshire 2024](#)
- [South Cambridgeshire Zero Carbon Strategy 2020](#)
- [South Cambridgeshire Business Plan](#)


### **Cambridge**

- [Cambridge City Council, State of the City \(Cambridge\) 2023](#)
- [Cambridge City Council, Corporate Plan 2022-27: Our Priorities for Cambridge](#)
- [Cambridge City Council Single Equality Scheme 2021 to 2024](#)

### **Applicable to both Councils**

- [Joint Strategic Needs Assessment \(JSNA\) for Cambridgeshire and Peterborough \(2023\)](#)



- 3.2** Describe any research (this could include consultation) and analysis you have undertaken to understand any effects on any other groups of people not mentioned in the nine [protected characteristic groups](#) (for example people who live in rural areas, who live in areas of high growth, or from low income backgrounds). 
- (Approximately 250 words)


Additional protected characteristics identified as part of the EqIA include socioeconomic factors. A range of background research papers and strategic documents helped officers to understand how the draft HIA SPD could impact people with different socioeconomic backgrounds, including:

#### **Cambridge City Council**

- [Cambridge City Council, Anti-Poverty Strategy 2020-2023](#)
- [Cambridge City Council, Community Wealth Building: Strategy and Approach 2024](#)

#### **Applicable to both Councils**

- [Greater Cambridge Shared Planning Service, Homes for Our Future: Greater Cambridge Housing Strategy 2024 – 2029](#)
- [Joint Strategic Needs Assessment \(JSNA\) for Cambridgeshire and Peterborough \(2023\)](#)

- 3.3** If you have not undertaken any consultation, please detail why not, or when consultation is planned to take place. 
- (Approximately 250 words)

Public consultation exercises were undertaken at various stages in the preparation of both adopted Local Plans covering the Greater Cambridge



area. This is evidenced in the South Cambridgeshire Local Plan (2018) Consultation Statement and the Cambridge Local Plan (2018) Consultation Statement.

Consultation on the draft HIA SPD is expected to take place from 28 November 2024 to 24 January 2025, and the consultation approach will reflect the requirements of national regulations and the Greater Cambridge Statement of Community Involvement.

## **Section 4: Impact of proposal on those with protected characteristics**

### **4.1 [Age:](#)**

**4.1.1** Has your research identified that the proposal will have an impact on this protected characteristic?

**Yes**

**If you have selected no – please move forward to question 4.2 Disability**

**If you have selected yes – please continue below (4.1.2)**

**4.1.2** Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. [📖](#)
- approximately 250 words per impact

**Impact 1: Creation of opportunities for local demographic research and profiling to help understand the different age needs of local communities**

Positive, high impact

Many of the wider determinants of health are relevant to the various age needs of a population, which have been captured by the HIA Checklist that applicants are strongly advised to use as part of the HIA process. The HIA process is designed to address the different needs of different age groups and the draft HIA SPD reflects this ambition. Where HIAs are needed, research will need to be undertaken by applicants to create a local profile of communities that are likely to be impacted by the development. This includes the identification of development action to address and clear needs and health inequalities present between different age groups at early stages of the planning process. A range of evidence documents and data sources have been provided to applicants as part of the draft HIA SPD. Therefore, it is considered that this particular impact will be a high positive impact.

**Impact 2: Formalised promotion of placemaking that promotes active lifestyles, particularly in recreational terms for young people**

Positive, medium impact

Limited access to safe and well-maintained spaces for play and sports can negatively affect the physical and mental well-being of young people (a significant issue for young people in deprived areas, according to [The Health Foundation](#)). The need to maintain existing sports facilities and deliver new sports facilities for children and young people across the Greater Cambridge Area are aims of both the joint [Playing Pitch Strategy 2015 – 2031](#) and the joint [Indoor Sports Facility Strategy 2015 – 2031](#). Providing young people with access to play, leisure, sport and cultural spaces is also a key aim of the Youth Strategy being prepared by Cambridge City Council. The HIA process requires developers to think about how open space and infrastructure that promotes active lifestyles will be designed into a development in ways that are safe and secure. This impact of the draft HIA SPD is considered to be

positive, although it is recognised that space is a limited resource for any development. Therefore, there will be a need to find a balance between infrastructure and facilities for young people and infrastructure for older people, as well as the way these spaces will interact when they are constructed.

The draft HIA SPD gives guidance on existing local planning policies; it does not introduce new requirements, but the supplementary policy guidance, the HIA toolkits, and the SPD's advocacy of stakeholder engagement will help to streamline the consideration of the different health and wellbeing needs of various population groups at early stages of the planning process. Therefore, it is considered that this particular impact will be a medium positive impact.

**Impact 3: Formalised promotion of placemaking that is adaptable to the long-term needs of a community, including the integration of older people**

Positive, medium impact

According to a report published by [Age UK](#), many older adults live in housing that is not adequately adapted to their needs, leading to increased risks of falls and, in some cases, worsening chronic health conditions. The needs of the Greater Cambridge area's aging population have been documented by the [Joint Strategic Needs Assessment for Cambridgeshire and Peterborough \(2023\)](#) – forecasts suggests that the number of people aged 65 or over will grow by a further 26% between 2021 and 2031. As such, there is a strong need to ensure developments are adaptable to the long-term care needs of communities and the special care needs of older people. The draft HIA SPD is effective in highlighting existing local policy requirements for adaptable housing and provides additional tools and data sources that applicants can use to help frame their HIA. Therefore, it is considered that this impact will be a medium positive impact.

**4.1.3** Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

Table 1: Council Actions

Action	Responsible Officer	Timescale for completion	How will the actions be monitored?
<b>Public Consultation on the draft SPD</b>	Greater Cambridge Shared Planning Service	November 2024 – January 2025	When consulting on the draft HIA SPD, Officers will engage with groups and individuals of all through mixed methods of consultation. Officers will ensure to enable all protected characteristics to be involved in the consultation through careful planning of events, publicity, and with guidance from a range of engagement, equalities and community safety officers across Greater Cambridge.
<b>Delivering the SPD</b>	Greater Cambridge Shared Planning service	Spring 2025	The SPD sets out a requirement for stakeholder engagement and local profiling when

		<p>conducting HIAs. This includes the need to engage with a broad cross-section of communities that may be affected by development to understand how a development can be adapted to meet the health needs of different population groups.</p> <p>Once consultation on the draft HIA SPD has been completed in January 2025, Planning Officers and the Equalities Officers at both Councils will ensure that the SPD actions are implemented so that both Councils are compliant with their public sector equality duty. In practice, this will mean that the positive impacts that we have</p>
--	--	---

			identified in the EqIA will be delivered.
<b>Staff Equality and Diversity Training</b>	Greater Cambridge Shared Planning Service  Environmental Health	Ongoing from adoption of the SPD	Officers involved in the HIA process should undergo mandatory annual Equality and Diversity Training to ensure they understand the basic fundamentals of protected characteristic groups.  Officer training should be logged and refreshed annually.
<b>Pre-application Engagement</b>	Greater Cambridge Shared Planning Service  Environmental Health	Ongoing from adoption of the SPD	Section 5.0 of the draft SPD outlines how Officers can be involved in pre-application discussions to help define a Local Profile and the Scope of a HIA (e.g. the assessment of health impacts on protected characteristic groups).  Officers should monitor any pre-application advice relevant to a site-

			<p>specific HIA, including opinions on the scope of a HIA. Pre-application responses can be reviewed during an internal audit of the HIA process to identify whether Officer recommendations about protected characteristic groups needs to be improved.</p>
<p><b>HIA Report Assessment</b></p>	<p>Greater Cambridge Shared Planning Service</p> <p>Environmental Health</p>	<p>Ongoing from adoption of the SPD</p>	<p>In Section 5.0 and Appendix 4, the draft SPD outlines how Officers will assess HIA reports. This includes how Officers will assess how an HIA has responded to the health impacts that a development may have on protected population groups.</p> <p>Officers should monitor Review Matrices used to assess HIA Reports, as well as any comments made about</p>



			<p>the health impacts of a planning application. Completed Review Matrices and consultation comments can be reviewed during an internal audit of the HIA process to see whether Officer recommendations about protected characteristic groups needs to be improved.</p>
<p><b>Monitor and evaluate the effectiveness of HIA recommendations</b></p>	<p>Greater Cambridge Shared Planning Service</p> <p>Environmental Health</p> <p>Section 106 Officers</p>	<p>Ongoing from adoption of the SPD</p>	<p>Section 5.0 of the SPD provides guidance on the Monitoring and Evaluation stages of the HIA process. Where appropriate, Officers should work with applicants to produce a Health Impact Monitoring Plan, which can be secured via planning conditions or obligations (e.g. a Section 106 agreement). This can include the monitoring of a development to</p>

			<p>ensure that measures helping to meet the needs of protected characteristic groups are being maintained (e.g. maintaining safe and secure public open space).</p> <p>This action should be carried out in accordance with a HIA Monitoring Plan that can be agreed as part of a planning condition or a Section 106 Agreement. For example, a Monitoring Plan may require monitoring data to be submitted to the Local Planning Authority or Environmental Health Teams at certain intervals over a period of time.</p>
<p><b>Monitoring and Evaluating the EqlA</b></p>	<p>Greater Cambridge Shared Planning Service</p>	<p>Ongoing from adoption of the SPD</p>	<p>As the EqlA is a living document, the equity impacts of the HIA SDP will be reviewed after it is adopted. Reviews of</p>

	<p>Environmental Health</p> <p>Section 106 Officers</p> <p>Community Services, Housing and Sports.</p>		<p>the HIA SPD and EqIA should be undertaken in collaboration with the various service departments that have been involved in making the HIA SPD.</p> <p>A review of the HIA process may also highlight any care needs that are yet to be included as part of the HIA engagement process because of limited data or available research.</p>
--	--	--	---

## 4.2 Disability:

**4.2.1** Has your research identified that the proposal will have an impact on this protected characteristic?

Yes

**If you have selected no – please move forward to question 4.3 Gender Reassignment**

**If you have selected yes – please continue below (4.2.2)**

**4.2.2** Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 📖
- approximately 250 words per impact

**Impact 1: Creation of opportunities for local demographic research and profiling to help understand the different healthcare needs of a local community**

Positive, high impact

Many of the health and wellbeing factors considered as part of the HIA SPD's Checklist are related to the healthcare needs of disabled people. The HIA process is designed to address the different needs of different age groups and the HIA SPD reflects this aim. Where HIAs are needed, research will need to be undertaken by applicants to create a local profile of communities that are likely to be impacted by the development, including disabled people. A range of evidence documents and data sources have been provided to applicants as part of the HIA SPD, including further guidance on how to appraise a development's impacts on disabled people. Therefore, it is considered that this particular impact will be a high positive impact.

## **Impact 2: Formalised promotion of inclusive placemaking that is adaptable to the needs of people with disabilities**

Positive, medium impact

Placemaking that does consider the needs of disabled people can lead these people to be isolated from a community, which can worsen their mental wellbeing (see the report published by [The King's Fund](#)). A key goal of local and national planning policy is making sure that all members of a community can physically access jobs and places of leisure. HIAs are designed to assess many aspects of a development against the needs of many population groups, including disabled people. The draft HIA SPD provides a framework through which design teams and officers can assess a development proposal's inclusivity of people with disabilities, while the draft SPD's guidance on monitoring requirements may help to control the long-term maintenance of new infrastructure that is designed to meet special care needs. As the HIA SPD is designed to supplement existing policy requirements, this is considered to be a medium positive impact.

## **Impact 3: Provision of supplementary guidance and data for local adaptable homes requirements**

Positive, medium impact

According to the [Office for Health Improvement & Disparities](#), many disabled individuals live in housing that is not well adapted to their needs, leading to increased risks of injury and significantly reducing their independence. Delivering homes that are adapted to the needs of disabled people is a priority of the [Greater Cambridge Housing Strategy 2024 – 2029](#). The draft HIA SPD's guidance helps to supplement existing policy requirements for adaptable housing, including a framework through which developers and officers can assess whether enough homes that comply with M4 (2) and M4 (3) requirements of the Building Regulations



are built as part of the development. As the draft HIA SPD is designed to supplement existing policy requirements, this is considered to be a medium positive impact.

**4.2.3** Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

The actions that need to take place to maximise the positive impacts and minimise the negative impacts of the HIA SPD are broadly the same for all protected groups where an impact has been identified. Therefore, please refer to [Table 1](#).

### 4.3 [Gender Reassignment:](#)

**4.3.1** Has your research identified that the proposal will have an impact on this protected characteristic?

**No**

No specific impact on this protected characteristic has been identified at this stage. During future reviews of both this EqlA and the HIA SPD, changes may be made to the documents to meet any additional care needs highlighted by future research or official guidance.

**If you have selected no – please move forward to question 4.4 Marriage and Civil Partnership**

**If you have selected yes – please continue below (4.3.2)**

### 4.4 [Marriage and Civil Partnership:](#)

**4.4.1** Has your research identified that the proposal will have an impact on this protected characteristic?

**No**

No specific impact on this protected characteristic has been identified at this stage. During future reviews of both this EqlA and the HIA SPD, changes may be made to the documents to meet any additional care needs highlighted by future research or official guidance.

**If you have selected no – please move forward to question 4.5 Pregnancy and Maternity**

**If you have selected yes – please continue below (4.4.2)**


#### 4.5 Pregnancy and Maternity:

**4.5.1** Has your research identified that the proposal will have an impact on this protected characteristic?

Yes

**If you have selected no – please move forward to question 4.6 Race  
If you have selected yes – please continue below (4.5.2)**

**4.5.2** Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 
- approximately 250 words per impact

#### **Creation of opportunities for local demographic research and profiling to help understand the different healthcare needs of a local community**

Positive, high impact

People who are pregnant or have small children in the UK face several health inequalities that are related to the built environment – some key considerations have been highlighted by Public Health England in their guidance document called [Health Matters: Reproductive Health and Pregnancy Planning](#). Some of the health and wellbeing factors assessed by HIAs are particularly relevant to pregnant people, including access to healthcare facilities, access to childcare services, and access to public transport infrastructure. The draft HIA SPD provides guidance on how the needs of different population groups can be considered during the design stages of a development proposal. The supplementary policy guidance, the HIA toolkits, and the SPD's advocacy of stakeholder engagement will help to streamline the consideration of the childcare, mobility and social infrastructure needs of pregnant people. As the draft HIA SPD will help to standardise the approach to assessing health impacts





through supplementary guidance, this is considered to be a positive high impact of the proposed SPD.

**4.5.3** Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

The actions that need to take place to maximise the positive impacts and minimise the negative impacts of the HIA SPD are broadly the same for all protected groups where an impact has been identified. Therefore, please refer to [Table 1](#).

## 4.6 Race:


**4.6.1** Has your research identified that the proposal will have an impact on this protected characteristic?

Yes

**If you have selected no – please move forward to question 4.7 Religion or Belief**

**If you have selected yes – please continue below (4.6.2)**

**4.6.2** Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 
- approximately 250 words per impact

### **Impact 1: Creation of opportunities for local demographic research and profiling to help understand the different healthcare needs of a local community**

Positive, high impact

Research has demonstrated that the planning system can often fails to deliver positive impacts for marginalised communities, which can maintain or worsen existing racial inequalities (see [here](#)). The local profiling and stakeholder engagement processes that form part of the HIA process are likely to improve both officer and developer understanding of a wide range of health and wellbeing needs relevant to people from minoritised ethnic groups. A range of evidence documents and data sources have been provided to applicants as part of the draft HIA SPD, while the SPD's guidance has been designed to help structure pre-application discussions between officers and applicants. Therefore, this impact of the draft HIA SPD is considered to be a high positive impact.

**Impact 2: Improved stakeholder engagement with minoritised groups by formalising the stakeholder engagement process**

Positive, medium impact

Adopting the draft HIA SPD will allow existing local planning policies on SPDs to align with more recent [national guidance](#) on the how HIAs should be carried out, including stakeholder engagement. In turn, this may also help the Councils and developers to identify development pathways that could help to address health inequalities either directly or indirectly (e.g. health and wellbeing inequalities between people from different racial or ethnic groups). Therefore, this is considered to be a low positive impact.

**Impact 3: Reinforces the consideration for social and affordable housing needs across the Greater Cambridge Area**

Positive, medium impact

According to research conducted by [the National Housing Federation](#), Black, Asian and other minoritised ethnic groups are disproportionately affected by homelessness and are more likely to experience issues accessing affordable housing; these difficulties can often stem from structural biases that impact how new places to live and work are built. The draft HIA SPD outlines the importance of healthy and affordable living environments as a key factor in achieving positive health and wellbeing outcomes for a community. Through the adoption of the HIA SPD, affordable housing requirements can more keenly be coupled with development actions to help address inequalities between people from different ethnic or racial groups. However, as the draft HIA SPD is designed to supplement existing policy and does not provide a platform for new policy requirements or goals, this is considered to be a medium positive impact.

**4.6.3** Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

The actions that need to take place to maximise the positive impacts and minimise the negative impacts of the draft HIA SPD are broadly the same for all protected groups where an impact has been identified. Therefore, please refer to [Table 1](#).

#### 4.7 Religion or Belief:


4.7.1 Has your research identified that the proposal will have an impact on this protected characteristic?

Yes

**If you have selected no – please move forward to question 4.8 Sex**

**If you have selected yes – please continue below (4.7.2)**

4.7.2 Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 
- approximately 250 words per impact

**Impact 1: Creation of opportunities for local demographic research and profiling to help understand the different health and wellbeing needs of a local community**

Positive, high impact

The HIA process is designed to help ensure provisions are made for social and cultural spaces in line community needs. The local profiling and stakeholder engagement processes integrated into the overall HIA process are very likely to help reinforce both officer and developer understanding of a wide range of wellbeing or spatial needs relevant to people from different religious backgrounds; this will help to identify appropriate development action or design interventions that will ensure a project is inclusive at the early stages of the planning process. For projects that needs a HIA, research will need to be carried out by applicants to create a local profile for the context relevant to the development and the affected communities. A range of evidence documents and data sources have been provided to applicants as

part of the draft HIA SPD. Therefore, it is considered that this particular impact will be a high positive impact.

**Impact 2: Formalised promotion of placemaking that promotes inclusion of different religious groups**

Positive, medium impact

The Councils have a duty to consider the needs of all faith groups in the Greater Cambridge Area, including people that do not have a religion or faith. Through the use of local profiling and stakeholder engagement, the HIA process allows for development projects to be data-driven, while also ensuring that the Councils can achieve their equality duties. The tools, framework and guidance provided within the HIA SPD will help to streamline this. This impact of the HIA SPD is considered to be a medium positive one, although it is recognised that space is a finite resource in any development. Therefore, there will be a need to find a balance between spatial allocations for different cultural facilities and other development needs.

**4.7.3** Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

The actions that need to take place to maximise the positive impacts and minimise the negative impacts of the HIA SPD are broadly the same for all protected groups where an impact has been identified. Therefore, please refer to [Table 1](#).

## 4.8 Sex:


**4.8.1** Has your research identified that the proposal will have an impact on this protected characteristic?

Yes

**If you have selected no – please move forward to question 4.9 (Sexual Orientation)**

**If you have selected yes – please continue below (4.8.2)**

**4.8.2** Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 
- approximately 250 words per impact

**Impact 1: Formalised promotion of placemaking that encourages consideration of connectivity between childcare services, schools, care homes, healthcare services and workplaces**

Positive, medium impact

Research suggests an imbalance between men and women in care roles. According to the [Office for National Statistics](#) (ONS), 77% of the jobs in the UK's health and social work sector are held by women. Meanwhile, reports published by the [Fawcett Society](#) indicates that women are more likely to take on childcare responsibilities, presenting barriers to work in areas with limited access to childcare services. Recent ONS analysis on [childcare accessibility by neighbourhood](#) suggests that Cambridge has some of the highest levels of available childcare spaces per 100 children in England. However, it will be important to consider how new development in Cambridge and its hinterland will impact existing childcare facilities and other social infrastructure.

The draft HIA SPD will help to promote better connectivity between homes, services and workplaces, providing more opportunities to people with childcare or other care responsibilities. The draft HIA SPD provides supplementary guidance to existing local planning policies. The draft SPD does not introduce new policy requirements, but the supplementary guidance and the HIA toolkits provided in the SPD will help to include the different health and wellbeing needs of various population groups at early stages of the planning process. Therefore, it is considered that this particular impact will be a medium positive impact.

**Impact 2: The HIA SPD requires developers to consider public safety through design of new development**

Positive, medium impact

According to the [Snapshot Report 2022 – 2023](#) published by the End Violence Against Women and Girls campaign, 27% of surveyed women (and 16% of surveyed male respondents) had experienced at least one form public sexual harassment. The report also cites research that states that 78% of girls and young women (aged 17 to 21) see or experience some form of sexism in public. Differences in how men and women feel about public safety can stem from the arrangement of our built and natural environments – poorly designed developments can present opportunities for crime and anti-social behaviour and create divisions in the perception of safety amongst different sexes. The HIA framework detailed within the draft HIA SPD requires applicants to consider the safety and wellbeing needs of the different sexes when designing places. As the draft HIA SPD is designed to supplement existing policy requirements, this is considered to be a medium positive impact.

**4.8.3** Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:



The actions that need to take place to maximise the positive impacts and minimise the negative impacts of the draft HIA SPD are broadly the same for all protected groups where an impact has been identified. Therefore, please refer to [Table 1](#).

#### 4.9 [Sexual Orientation](#):

**4.9.1** Has your research identified that the proposal will have an impact on this protected characteristic?

No

No specific impact on this protected characteristic has been identified at this stage. During future reviews of both this EqlA and the HIA SPD, changes may be made to the documents to meet any additional care needs highlighted by future research or official guidance.

**If you have selected no – please move forward to question 4.10 (Other)**

**If you have selected yes – please continue below (4.9.2)**

#### 4.10 [Other: \(e.g. rurality, growth, socio-economic factors etc.\)](#).

**4.10.1** Has your research identified that the proposal will have an impact on this protected characteristic?

Yes


Socio-economic factors

**If you have selected no – please move forward to question 5.1**

**If you have selected yes – please continue below (4.10.2)**

**4.10.2** Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative

- whether it is a high, medium or low impact. 
- approximately 250 words per impact

**Impact 1: HIAs as a vehicle to securing high-quality developments that benefit the physical and mental health of people of varying levels of income, alongside encouraging healthy lifestyles**

Positive, medium impact

The connection between economic deprivation and poor health is widely recognised. As illustrated by a House of Commons report entitled [Health inequalities: Income Deprivation and North/South Divides](#), there are links between poor socioeconomic conditions and lower access to healthcare facilities, jobs, and spaces for recreation. The draft HIA SPD provides guidance on the HIA process, which is concerned with all matters that are directly and indirectly relevant to health and wellbeing. This includes delivering affordable housing, delivering affordable means of recreation through well-designed open spaces and social infrastructure, and supporting connectivity between homes, jobs and facilities that people use on a daily basis.

The local profiling and stakeholder engagement processes that form part of the HIA process are likely to improve both officer and developer understanding of a wide range of health and wellbeing needs relevant to people from different socioeconomic backgrounds. The draft SPD provides clarity on the HIA process, which requires developers to think about how their development will deliver good health and wellbeing outcomes for the whole population in the Greater Cambridge area. It is recognised that people in poverty and on low incomes are especially likely to have poor health outcomes where they have not got resources to be able to meet their needs, so the undertaking of HIAs may especially benefit this group. As the draft HIA SPD is designed to supplement existing policy requirements, this is considered to be a medium positive impact.

**4.10.3** Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

The actions that need to take place to maximise the positive impacts and minimise the negative impacts of the HIA SPD are broadly the same for all protected groups where an impact has been identified. Therefore, please refer to [Table 1](#).

## Section 5: Summary

**5.1** Briefly summarise the key findings of the EqIA and any significant equality considerations that should be taken into account when deciding whether or not to proceed with the proposal (this section can be included within the ‘equality implications’ section of any committee reports). (Approximately 250 words)

This draft SPD sets out guidance to assist applicants in meeting the policies of the adopted Local Plans (2018) that are focused on promoting healthy and inclusive communities. It provides clear guidance on the well-established process of carrying out a Health Impact Assessment (HIA), and how assessing health impacts at an early stage of the planning process can benefit all members of a community, including protected characteristic groups.

The EqIA demonstrates that the draft Health Impact Assessment Supplementary Planning Document will have a positive impact on a number of groups. GCSP is keen to carry out consultation on this document to incorporate the views of the public to explore whether further impacts on protected groups need to be considered.

**5.2** Confirm the recommendation of the officer completing the EqIA:

- Approved (No major change): Your analysis demonstrates that the policy is robust, and the evidence shows no potential for discrimination and that you have taken all appropriate opportunities to advance equality and foster good relations between groups.

**5.3** Signature of individual completing EqIA:

Vaughan Bryan, Planning Policy Officer

**5.4** Date of completion:

16.10.2024

## **Section 6: Sign Off**

**6.1** Approving officer EqIA review outcome:

- Approved (No major change): Your analysis demonstrates that the policy is robust, and the evidence shows no potential for discrimination and that you have taken all appropriate opportunities to advance equality and foster good relations between groups.

**6.2** Do you give permission to publish this EqIA on SCDC website?

Yes

**6.3** When will this proposal next be reviewed and who will this be?

Spring 2025, post public consultation on the draft Health Impact Assessment Supplementary Planning Document.

**6.4** Approving officer signature:

Lizzie Wood, Principal Planning Policy Officer



**6.5** Date of approval:  
17.10.2024

Please send a copy to [Equality.Schemes@scambs.gov.uk](mailto:Equality.Schemes@scambs.gov.uk)

This page is intentionally left blank



Draft Greater Cambridge  
Health Impact Assessment Supplementary Planning  
Document

Sustainability Appraisal Screening Report

November 2024

## Contents

1. Introduction .....	3
2. Strategic Environmental Assessment.....	7
3. Sustainability Appraisal .....	10
4. Conclusion .....	20



# 1. Introduction

- 1.1. The Greater Cambridge Shared Planning Service has drafted the Health Impact Assessment Supplementary Planning Document (SPD) to support the application of planning policies contained within both the Cambridge Local Plan (2018) and South Cambridgeshire Local Plan (2018), which aim to deliver placemaking that promotes healthy and inclusive living. The draft SPD will be made available for public consultation between 28 November 2024 to 24 January 2025.
- 1.2. This draft SPD clarifies the varying types of a Health Impact Assessment that can be used to assess development projects, when a formal HIA is required, and the process of carrying out a HIA for new development in the Greater Cambridge Shared Planning area (the combined area of South Cambridgeshire District Council and Cambridge City Council).
- 1.3. This draft SPD is a material consideration in the decision-making process for planning applications. It supports the implementation of the following policies:

## **Cambridge Local Plan (2018):**

### Section Two: The Spatial Strategy

- Policy 1: The Presumption in Favour of Sustainable Development
- Policy 5: Sustainable Transport and Infrastructure

### Section Four: Responding to Climate Change and Managing Resources

- Policy 28: Carbon Reduction, Community Energy Networks, Sustainable Design and Construction, and Water Use
- Policy 32: Flood Risk
- Policy 33: Contaminated Land
- Policy 34: Light Pollution Control
- Policy 35: Protection of Human Health and Quality of Life from Noise and Vibration
- Policy 36: Air Quality, Odour and Dust
- Policy 38: Hazardous Installations

### Section Five: Supporting the Cambridge Economy

- Policy 40: Development and Expansion of Business Space
- Policy 41: Protection of Business Space
- Policy 42: Connecting New Developments to Digital Infrastructure
- Policy 44: Specialist Colleges and Language Schools

### Section Six: Maintaining a Balanced Supply of Housing

- Policy 45: Affordable Housing and Dwelling Mix
- Policy 47: Specialist Housing
- Policy 49: Provision for Gypsies and Travellers
- Policy 50: Residential Space Standards
- Policy 51: Accessible Homes

### Section Seven: Protecting and Enhancing the Character of Cambridge

- Policy 56: Creating Successful Places
- Policy 57: Designing New Buildings
- Policy 59: Designing Landscape and the Public Realm
- Policy 65: Visual Pollution
- Policy 67: Protection of Open Space
- Policy 68: Open Space and Recreation Provision through New Development

### Section Eight: Services and Local Facilities

- Policy 72: Development And Change of Use in District, Local and Neighbourhood Centres
- Policy 73: Community, Sports and Leisure Facilities
- Policy 74: Education Facilities
- Policy 75: Healthcare Facilities

### Section Nine: Providing the Infrastructure to Support Development

- Policy 80: Supporting Sustainable Access to Development
- Policy 81: Mitigating the Transport Impacts of Development
- Policy 82: Parking Management
- Policy 84: Telecommunications
- Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

## **South Cambridgeshire Local Plan (2018):**

### Chapter 2: Spatial Strategy

- Policy S/3: Presumption in Favour of Sustainable Development

### Chapter 4: Climate Change

- Policy CC/1: Mitigation and Adaptation to Climate Change
- Policy CC/6: Construction Methods
- Policy CC/9: Managing Flood Risk

## Chapter 5: Climate Change

- Policy HQ/1: Design Principles

## Chapter 7: Delivering High Quality Homes

- Policy H/9: Housing Mix
- Policy H/10: Affordable Housing
- Policy H/12: Residential Space Standards
- Policy H/18: Working at Home
- Policy H/20: Provision for Gypsies and Travellers and Travelling Showpeople.
- Policy H/21: Gypsy and Traveller Provision at New Communities

## Chapter 8: Building a Strong and Competitive Economy

- Policy E/10: Shared Social Spaces in Employment Areas
- Policy E/12: New Employment Development in Villages
- Policy E/13: New Employment Development on the Edge of Villages
- Policy E/22: Applications for New Retail Development

## Chapter 9: Promoting Successful Communities

- Policy SC/2: Health Impact Assessment
- Policy SC/3: Protection of Village Services and Facilities
- Policy SC/4: Meeting Community Needs
- Policy SC/5: Community Healthcare Provision
- Policy SC/6: Indoor Community Facilities
- Policy SC/7: Outdoor Play Space, Informal Open Space and New Developments
- Policy SC/8: Protection of Existing Recreation Areas, Allotments and Community Orchards
- Policy SC/9: Lighting Proposals
- Policy SC/10: Noise Pollution
- Policy SC/11: Contaminated Land
- Policy SC/12: Air Quality
- Policy SC/13: Hazardous Installations
- Policy SC/14: Odour and Other Fugitive Emissions

## Chapter 10: Promoting and Delivering Sustainable Transport and Infrastructure

- Policy TI/2: Planning for Sustainable Travel
- Policy TI/3: Parking Provision
- Policy TI/8: Infrastructure and New Development.
- Policy TI/9: Education Facilities
- Policy TI/10: Broadband

- 1.4. The draft Health Impact Assessment SPD has been developed with input from Officers from across both South Cambridgeshire District Council and Cambridge City Council. Further detail on this input will be included within the Statement of Consultation, which will be published alongside the adopted version of the SPD.
- 1.5. Sustainability Appraisals (SA) are a mechanism for considering and communicating the likely effects of a plan, and alternatives, in terms of sustainability issues, with a view to avoiding and mitigating adverse effects and maximising the positives. The purpose of SA is to ensure that the potential sustainability effects of a plan are addressed through an assessment of the sustainability impacts of objectives, actions, policies, allocations and their alternatives at an early stage in plan preparation. It is a requirement that the SA is undertaken in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004, which were prepared in order to transpose into national law the requirements of the [EU Strategic Environment Assessment \(SEA\) Directive](#).
- 1.6. The Planning and Compulsory Purchase Act 2004 required that all Local Development Documents, including development plan documents (now local plans) and SPDs be subject to SA prior to publication. Alterations to Section 19(5) of the 2004 Act under the Planning Act 2008 removed the requirements for local planning authorities to produce an SA for SPDs. The rationale behind this is that SPDs do not provide any new policies or site allocations but provide supplementary guidance relating to policies set out in overarching local plans that will have been subject to an SA incorporating the requirements of the SEA Directive.
- 1.7. However, an SPD may occasionally be found likely to give rise to significant effects which have not been formally assessed in the context of a higher-level planning document. Therefore, local planning authorities need to screen their SPDs to ensure that the legal requirements for SA are met where there are impacts that have not been covered in the appraisal of the parent plan or where an assessment is required by the SEA Directive.
- 1.8. Cambridge City Council and South Cambridgeshire District Council do not consider that an SA/SEA is likely to be required for the purpose of the draft Health Impact Assessment SPD for the reasons outlined in this report, which sets out the assessment on which the Councils' screening opinion is based.

## 2. Strategic Environmental Assessment

- 2.1. Firstly, the screening process must ascertain whether the draft Greater Cambridge Health Impact Assessment SPD gives rise to significant environmental effects, using the criteria set out in Annex II of the SEA Directive and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004.
- 2.2. Paragraph 10 of the SEA Directive only requires SEA for plans which ‘determine the use of small areas at a local level’ or which are ‘minor modifications’ to plans, when these are determined to be likely to cause significant environmental effects. Therefore, the criteria for determining the likely significance of effects as listed in Annex II of the SEA Directive and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004 have been reviewed to determine whether the exception applies to the Health Impact Assessment SPD.
- 2.3. The table below sets out the findings of this assessment, which clearly demonstrate that the draft SPD does not require an SEA, beyond that already undertaken for the draft SPD’s parent policy and site allocation contained within the appraisal of the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018.

**Table 1:** Screening in relation to Schedule 1 Criteria of the Strategic Environmental Assessment Directive

1. The characteristics of Health Impact Assessment SPD having regard to:	
(1a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	The draft Health Impact Assessment SPD will not set a new framework for projects and will not allocate resources. It offers guidance to supplement the policies within the Cambridge Local Plan (2018) and the South Cambridgeshire Local Plan (2018).
(1b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The draft HIA SPD sits at the bottom of the plan hierarchy and as such is influenced by plans higher up the hierarchy (e.g. the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018), for which it provides additional guidance.

(1c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.	The HIA SPD encourages the delivery of sustainable development as a critical means of mitigating against negative health impacts for all members of a community.
(1d) Environmental problems relevant to the plan or programme; and	There are no environmental problems relevant to the SPD. The policies within the adopted Local Plans that the SPD supplement are not expected to have any significant negative effects on the environment.
(1e) The relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	The Health Impact Assessment process for which this draft SPD provides guidance contains a requirement for developers to demonstrate that proposed developments have been assessed to mitigate a number of negative environmental effects, including whether the proposal includes suitable means for the storage and collection of waste.
<b>2. Characteristics of the effects and of the area likely to be affected, having regards, in particular to:</b>	
(2a) The probability, duration, frequency and reversibility of the effects.	The appraisal of the parent policies for which the draft HIA SPD provides guidance, mostly found that the policies would have positive effects on the sustainability objectives.
(2b) The cumulative nature of the effects.	The appraisal of the parent policies for which the draft HIA SPD provides guidance, did not consider that there would be any significant cumulative effects.
(2c) The trans-boundary nature of the effects.	The draft HIA SPD is focussed on providing guidance for development proposals within administrative boundary of Cambridge and South Cambridgeshire.
(2d) The risks to human health or the environment (for example, due to accidents)	The draft SPD provides guidance on identifying how negative health impacts can be mitigated or prevented, how health benefits can be maximised, and

	how health impacts can be monitored in the long-term.
(2e) The magnitude and spatial extent of the effects (geographical area and size of population likely to be affected);	The draft SPD will be applied to all relevant planning applications within the administrative boundary of Cambridge and South Cambridgeshire. According to the Office for National Statistics, as of 2021, the area had a combined population of over 305,900 persons.
(2f) The value and vulnerability of the area likely to be affected due to: <ul style="list-style-type: none"> <li>(i) Special natural characteristics or cultural heritage</li> <li>(ii) Exceeded environmental quality standards or limit values; or</li> <li>(iii) Intensive land-use</li> </ul>	Policies within the Cambridge and South Cambridgeshire Local Plans seek to protect the cultural heritage of the area and ensure that new development does not lead to an exceedance of environmental quality standards or limit values. Guidance in the draft HIA SPD seeks to supplement these policies.
(2g) The effects on areas or landscapes which have a recognised national, Community or protection status.	There are a range of internationally designated sites in Cambridgeshire including RAMSAR sites, Special Areas Conservation and Special Protection Areas, as well as national and local designations including Sites of Special Scientific Interest, County Wildlife Sites and Local Nature Reserves. These are protected, conserved and enhanced by adopted planning policies. These plans have been subject to the Habitat Regulations Assessment screening process. Relevant sites are protected, conserved and enhanced by adopted planning policies. The draft HIA SPD is unlikely to have an impact on these areas.

### 3. Sustainability Appraisal

- 3.1. [Government guidance](#) suggests that where an authority has made a determination that a plan is unlikely to have any significant environmental effect, and is therefore exempt from the SEA Directive, it must consider whether there are likely to be any significant economic or social effects. As such, the second stage in the screening process considers whether the draft Health Impact Assessment SPD gives rise to significant economic or social effects. If these have been formally assessed in the context of higher level policies or allocations in local plans, then it is unlikely that significant social and economic effects will arise as a result of the draft Health Impact Assessment SPD.
- 3.2. The parent policies of relevance to this draft SPD are contained in the Cambridge Local Plan 2018 and South Cambridgeshire Local Plan 2018, which were appraised during their preparation and the [appraisal results](#) reported on. The SA's assessed the parent policies and site allocations against a range of social, economic and environmental 'sustainability objectives' using a range of indicators to consider the contribution they made towards the achievement of various sustainability objectives.
- 3.3. The main findings of the assessment for the **Cambridge Local Plan** were as follows:
- Overall the plan would lead to significant positive effects in terms of the SA objectives: to reduce transport emissions by encouraging cycling and promoting infrastructure for zero emissions vehicles; reduce carbon emissions from all aspects of new developments and ensure development meets the highest standards in low carbon design; account for the whole life carbon cost of new development and transport infrastructure; and ensure greater deployment of energy efficiency and renewable energy technologies.
  - Policy 28 considers opportunities for development to integrate the principles of sustainable design and construction, with the supporting text noting that climate adaptation can include the use of include green roofs and enhanced tree canopies. Such emphasis may help to support biodiversity as a co-benefit of adaptation.
  - Requirements related to water efficiency contained within Policy 28 would have positive to significant positive effects in ensuring that new development plays a role in responding to the water stress faced by the city and wider region.



- Protection against the adverse effects of poor air quality is likely to be provided by Policy 36 which looks to prevent adverse effects on air quality in AQMAs, and the creation of a new one; plus the prevention of adverse effects on human health as a result of development within AQMAs. As a result, this policy may lead to significant positive effects.
- Policy 33 is likely to result in positive effects for community and wellbeing as it focuses on ensuring that contaminated land does not result in adverse health impacts.
- The protection of designated areas is the focus of Policy 69, which sets out criteria for the protection of sites of local nature conservation importance. Such protection should result in positive effects. Policy 71 is likely to have positive effects noting that development proposals should preserve, protect and enhance existing trees and hedges that have amenity value.
- No potential negative effects were found as a result of any of the policies for which further guidance is provided in the draft Greater Cambridge Sustainable Design and Construction SPD.

3.4. For the **South Cambridgeshire Local Plan**, the main findings of the SA are summarised in Table 2 below:

**Table 2:** Potential effects of the South Cambridgeshire Local Plan policies for which the Health Impact Assessment SPD provides guidance.

SA objective	Potential effect
<b>Land / soil</b>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy CC/6) on soil through requiring careful management of materials on site (including soil).</li> <li>• Minor beneficial effect (Policy SC/12) as the policy provides for the use of contaminated land where this can be appropriately remediated for the proposed use, thereby enabling the use of previously developed land and contribute to reducing the need for the use of undeveloped land.</li> </ul>
<b>Waste</b>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy CC/1) on minimising waste production through requirements (in supporting text) to reduce waste and increase recycling.</li> <li>• Significant beneficial impact (Policy CC/6) on waste through requiring construction sites to reduce waste produced and maximise re-use / recycling.</li> </ul>

**Pollution**

- Beneficial impact (Policy CC/1) on improving air quality through requirements (in supporting text) to reduce car use and encourage use of alternative modes.
- Minor beneficial impact (Policy CC/4) on water quality through the promotion of CfSH Level 4 and BREEAM certifications regarding water use conservation. The most significant differentiation of higher levels of the code is higher standards for water use so the standards suggested will be particularly positive given the fact that South Cambridgeshire is an area of serious water stress.
- Uncertain impact (Policy CC/5) on improving air quality. Options could include very low NOx boilers but this is not mentioned in the supporting text.
- Beneficial impact (Policy CC/6) on pollution through requiring constructors to avoid noise, smells and dust. This impact is temporary during the construction phase.
- Beneficial impact (Policy NH/4 and NH/5) on enhancing the quality of the water environment, if ecological enhancements and protection of designated sites include protection / improvements to the water environment.
- Beneficial impact (Policy SC/10) on preventing and reducing light pollution impacts as the policy aims to reduce light spill and glare. The supporting text also refers to intrinsically dark landscapes which should also mean upward light transmission also falls to be controlled by this policy.
- Beneficial impact (Policy SC/11) on reducing noise pollution in the District.
- Beneficial impact (Policy SC/12) on reducing the levels of land pollution, through ensuring that contaminated land issues are dealt with as part of any development.
- Beneficial impact (Policy SC/13) on reducing air pollution and increasing air quality through requirements for development not to worsen air quality in declared Air Quality Management Areas (AQMA), or generate the need for declaration of a new AQMA.

	<p>Additionally, the policy allows for refusal of proposals which would lead to unacceptable standards of air quality if developed.</p> <ul style="list-style-type: none"> <li>• Beneficial impact (Policy SC/15) on air pollution through reducing odour and other fugitive emissions to air</li> </ul>
<b>Protected Sites</b>	<ul style="list-style-type: none"> <li>• Indirect beneficial impact (Policy CC/4) on habitats and species through the promotion of CfSH Level 4 and BREEAM certifications which consider water use conservation measures, which will indirectly benefit habitats through contributing to reductions in potential water stress throughout and beyond the plan area in hydrologically linked catchments.</li> <li>• Significant beneficial impact (Policy NH/4 and NH/5) on protected sites. The policies set out protection for protected sites and also priority habitats many of which are protected sites.</li> <li>• Beneficial impact (Policy SC/10) on preventing and reducing light pollution impacts, as the supporting text supports the consideration of nature conservation which would include impacts on protected species which can be negatively affected by light pollution such as many species of bats.</li> <li>• Minor beneficial impact (Policy SC/13) through consideration of air quality, as poor air quality can impact sensitive habitats on protected sites. Impacts are likely to be minor and indirect, but the policy contributes to cumulative reductions in emissions to air.</li> </ul>
<b>Habitats</b>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy CC/1) on habitats and species through requirements (in supporting text) to create a better linked habitat network. Beneficial impact (Policy CC/2) on habitats and species through ensuring low carbon energy generation does not have unacceptable impacts on natural assets.</li> <li>• Indirect beneficial impact (Policy CC/4) on habitats and species through the promotion of CfSH Level 4 and BREEAM certifications which consider water use conservation measures, which will indirectly benefit habitats through contributing to reductions in potential water stress throughout and beyond the plan area in hydrologically linked catchments.</li> <li>• Significant beneficial impact (Policy NH/4 and NH/5) on habitats and species as the policies set out protection for protected sites</li> </ul>

	<p>and priority habitats and species. The reference to BAP targets in Policy NH/3 is particularly positive.</p> <ul style="list-style-type: none"> <li>• Beneficial impact (Policy SC/10) on characteristic species, which may be adversely affected by light pollution, such as song birds, by the policy intent to prevent and reduce light pollution impacts, as the supporting text supports the consideration of nature conservation.</li> <li>• Beneficial impact (Policy SC/13) on reducing air pollution which will benefit habitats or species which are sensitive to air pollution impacts.</li> </ul>
<b>Green spaces</b>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy NH/4 and NH/5) on access to green spaces as the policies will encourage protection / creation of habitats and networks.</li> </ul>
<b>Landscape</b>	<ul style="list-style-type: none"> <li>• Uncertain impact (Policy CC/3) on landscape as large numbers of solar panels could affect local landscape and townscape character and this is not recognised in the policy.</li> <li>• Beneficial impact (Policy CC/6) on landscape through ensuring that spoil management takes into account landscape character.</li> <li>• Beneficial impact (Policy NH/4 and NH/5) on landscape. This will be an indirect effect. If development respects protected sites and habitats, it is more likely to respect landscape character as well.</li> <li>• Beneficial impact (Policy SC/10) on preventing and reducing light pollution impacts as the policy aims to reduce light spill and glare. The supporting text also refers to intrinsically dark landscapes which should also mean upward light transmission (sky glow) also falls to be controlled by this policy. Sensitive lighting can ensure that the character and townscapes, particularly historic ones is maintained.</li> <li>• Beneficial impact (Policy SC/11) on the tranquillity element of the experience of landscape through the policy's reduction of noise pollution, especially in the countryside and rural areas, but there can also be benefits to townscapes.</li> </ul>
<b>Heritage</b>	<ul style="list-style-type: none"> <li>• Uncertain impact (Policy CC/3) on heritage as large numbers of solar panels could affect townscape character and this is not recognised in the policy.</li> </ul>

	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy NH/4 and NH/5) on heritage. This will be an indirect effect. If development respects protected sites, habitats and species it is more likely to respect landscape character and heritage as well.</li> <li>• Significant beneficial impact (Policy NH/15) on heritage through protection of heritage assets when considering climate change mitigation or adaptation measures.</li> <li>• Beneficial impact (Policy SC/10) on the amenity value of historic features since sensitive lighting can ensure that the character of historic area (Conservation Areas, the settings of Listed Buildings and Scheduled Ancient Monuments) is maintained, without excessive modern lighting infrastructure</li> <li>• Minor and indirect potential beneficial impact (Policy SC/13) on heritage assets through reducing air pollution, high levels of which can cause damage to the historic fabric of buildings.</li> </ul>
<b>Places</b>	<ul style="list-style-type: none"> <li>• Uncertain impact (Policy CC/3) on places as large numbers of solar panels could affect townscape character and this is not recognised in the policy.</li> <li>• Beneficial impact (Policy NH/4) on places. This will be an indirect effect. If the policy encourages creation of habitats and networks this may lead to higher standard design that people want to live and work in.</li> <li>• Beneficial impact (Policy SC/10) on quality of places because in some circumstances good quality lightings schemes can enhance the amenity of the built environment by highlighting buildings and open spaces of character.</li> <li>• Beneficial impact (Policy SC/11) on places through reducing noise pollution which will contribute to the amenity of places.</li> </ul>
<b>Climate Mitigation</b>	<ul style="list-style-type: none"> <li>• Significant beneficial impact (Policy CC/1) on climate change through requiring that development embed the principles of climate change mitigation and adaptation.</li> <li>• Potential for significant beneficial impact (Policy CC/3) on climate change through requiring new development to meet targets to reduce emissions through the generation of low carbon energy.</li> </ul>

	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy CC/5) on climate change through promotion of sustainable options including renewable technologies, energy efficient white goods and improved u-value windows.</li> <li>• Beneficial impact (Policy NH/15) on climate mitigation through encouraging the installation of measures where they would safeguard heritage significance.</li> <li>• Indirect beneficial impact (Policy SC/10) on climate change mitigation, since the measures taken to reduce light pollution can result in increased energy efficiency overall because unnecessary lighting is avoided.</li> <li>• Indirect beneficial impact (Policy SC/13) on climate change mitigation through the measures required to be taken to reduce local air pollution, such as preparation of a Travel Plan for larger developments which would be likely to include more sustainable travel options, thereby assisting with reduction of greenhouse gases.</li> </ul>
<p><b>Climate Adaptation</b></p>	<ul style="list-style-type: none"> <li>• Significant beneficial impact (Policy CC/1) on climate change adaptation through requiring that development embed the principles of climate change mitigation and adaptation.</li> <li>• Significant beneficial impact (Policy CC/4) on water use and climate change adaptation through the promotion of CfSH Level 4 and BREEAM certifications which consider reducing water use conservation. The most significant differentiation of higher levels of the code is higher standards for water use so the standards suggested will be particularly positive given the fact that South Cambridgeshire is an area of serious water stress.</li> <li>• Beneficial impact (Policy CC/5) on water use through promotion of sustainable options including rainwater harvesting, water efficient white goods and fittings.</li> <li>• Beneficial impact (Policy NH/4 and NH/5) on climate adaptation. Ensuring that natural habitats are maintained and enhanced will help to reduce the effects of climate change.</li> <li>• Significant beneficial impact (Policy NH/15) on climate adaptation through encouraging the installation of measures where they would safeguard heritage significance.</li> </ul>

**Health**

- Beneficial impact (Policy CC/1) on health and well-being through requirements (in supporting text) to create a better linked habitat network and the promotion of cycling and walking.
- Neutral impact on health (Policy CC/4).
- Beneficial impact (Policy CC/6) on health and well-being through requiring constructors to avoid noise, smells, dust and other impacts on neighbours. This impact is temporary during the construction phase.
- Beneficial impact (Policy NH/4, NH/6 and NH/7) on health and wellbeing. Research has shown that being surrounded by nature (such as that of a green infrastructure network and ancient woodlands) is good for people's health and well-being.
- Beneficial impact (Policy SC/10) on health and well being where light pollution is reduced, especially in residential areas where light trespass into dwellings can cause sleep disturbance, and these potential negative impacts are recognised in the policy's supporting text.
- Beneficial impact (Policy SC/11) on health through reducing noise pollution which can be a nuisance and have adverse health implications.
- Indirect beneficial impact (Policy SC/12) on health through ensuring that remediation of contaminated land is appropriate for the proposed use, this will lead to the protection of human health.
- Beneficial impact (Policy SC/13) on health through reducing air pollution and ensuring no local rises in air pollution thereby helping to avoid its adverse health implications. Minor and indirect beneficial impacts on health could arise through the mitigation measures required of developments such as the provision or promotion of other forms of transport such as walking and cycling through the Travel Plans required for larger developments.
- Beneficial impact (Policy SC/15) on health and amenity through reducing odour and other fugitive emissions to air.

<b>Crime</b>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy SC/10) on reducing crime and fear of crime.</li> </ul> <p>through well designed lighting schemes, reducing light pollution requires lighting to be better directed to the task which can often improve the impression of safety of an area, or the impression of security for sites where PIR lighting is well directed.</p>
<b>Open Space</b>	<ul style="list-style-type: none"> <li>• Minor beneficial impact (Policy SC/10) on the quality of public open spaces, through sensitive and adequate lighting provision.</li> <li>• Minor beneficial impact (Policy SC/11) on the quality of public open spaces, through ensuring that additional development does not have noise impacts on these open spaces, thereby maintaining their amenity value.</li> </ul>
<b>Housing</b>	<ul style="list-style-type: none"> <li>• Indirect beneficial impact (Policy SC/10) on provision of decent homes, which do not impact adversely on the health of residents because this policy seeks to ensure that light trespass into residential properties is reduced or mitigated within lighting schemes.</li> <li>• Beneficial impact (Policy SC/11) on provision of decent homes, which do not impact adversely on the health of residents through reducing noise pollution, and therefore nuisance.</li> </ul> <p>Beneficial impact (Policy SC/12) on provision of decent homes, which do not impact adversely on the health of residents through ensuring that housing developments only occur on land which can undergo suitable remediation.</p> <ul style="list-style-type: none"> <li>• Beneficial impact (Policy SC/13) on provision of decent homes, which do not impact adversely on the health of residents through reducing local air pollution.</li> <li>• Beneficial impact (Policy SC/15) on provision of decent homes, which do not impact adversely on the health or amenity of residents through reducing odour and other fugitive emissions to air.</li> </ul>
<b>Investment</b>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy CC/3) on investment through facilitating investment in low carbon technologies.</li> </ul>
<b>Travel</b>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy CC/1) on sustainable travel through requirements (in supporting text) to promote sustainable forms of travel.</li> </ul>



	<ul style="list-style-type: none"> <li>• Indirect beneficial impact (Policy SC/13) on climate change mitigation through the measures required to be taken to reduce local air pollution, such as preparation of a Travel Plan for larger developments which would be likely to include the provision of more sustainable travel options. The policy supporting text also promotes the co-location of uses which could help reduce the need to travel, or journey distances.</li> </ul>
<b>Transport Infrastructure</b>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy CC/6) on the transport network through encouraging the safe and responsible routing of construction traffic. This impact is temporary during the construction phase.</li> <li>• Beneficial impact (Policy SC/10) on making transport infrastructure safer for all users of the transport network through requirements to ensure that there is no dazzling or distraction to road users including cyclists, equestrians and pedestrians, and requirements for road and footway lighting to meet the County Council’s adopted standards.</li> </ul>

3.5. Where the assessment noted the potential for uncertain effects, suggested changes were proposed to the Local Plan as set out in [Appendix 5 of the Sustainability Appraisal](#).

## 4. Conclusion

- 4.1. The draft Health Impact Assessment Supplementary Planning Document provides guidance on the implementation of policies contained within the adopted 2018 Cambridge and South Cambridgeshire Local Plans. As such, the parent policies for which the SPD provides guidance have been subject to SA as part of the Local Plans' processes. The conclusion of this screening process is that as the draft Health Impact Assessment SPD does not make any changes to these parent policies, it will not give rise to significant environmental effects.
- 4.2. The draft Health Impact Assessment SPD does not give rise to significant social and economic effects beyond those already identified as part of the appraisal of the parent policies and site allocation contained within the adopted 2018 Cambridge and South Cambridgeshire Local Plans. As such it is not considered necessary to undertake a separate SA for this draft SPD.



# **Draft Health Impact Assessment Supplementary Planning Document**

## **Habitats Regulation Assessment Screening Report**

**November 2024**

## Contents

1. Introduction .....	3
2. Habitats Regulation Assessment.....	7
The Habitats Directive .....	7
What is Habitats Regulations Assessment?.....	8
Structure of this report .....	10
3. Health Impact Assessment SPD and relationship to the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018.....	11
4. Description of the Habitats Regulations Assessment Screening Report for the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018 and relevance to the Health Impact Assessment SPD .....	13
Description of relevant plans and strategies to be considered 'in combination' .....	13
Screening methodology.....	13
Natura 2000 and Ramsar Sites considered as part of the Screening Assessment.....	14
Conclusions of the Screening Assessment and relevance to the Greater Cambridge Health Impact Assessment SPD .....	15
5. Consultations .....	18

# 1. Introduction

- 1.1 The Greater Cambridge Shared Planning Service has drafted the Greater Cambridge Health Impact Assessment Supplementary Planning Document (SPD), which provides technical guidance to assist with the implementation of policies related to the assessment of a development's health and wellbeing impacts contained within the 2018 Cambridge and South Cambridgeshire Local Plans. The draft SPD was made available for public consultation between 28 November 2024 and 24 January 2025.
- 1.2 The SPD provides technical guidance for developers on the information that needs to be submitted with planning applications to demonstrate compliance with adopted planning policies related to the assessment of a development's health and wellbeing impacts.
- 1.3 It supports the implementation of the following policies:

## **Cambridge Local Plan (2018):**

### Section Two: The Spatial Strategy

- Policy 1: The Presumption in Favour of Sustainable Development
- Policy 5: Sustainable Transport and Infrastructure

### Section Four: Responding to Climate Change and Managing Resources

- Policy 28: Carbon Reduction, Community Energy Networks, Sustainable Design and Construction, and Water Use
- Policy 32: Flood Risk
- Policy 33: Contaminated Land
- Policy 34: Light Pollution Control
- Policy 35: Protection of Human Health and Quality of Life from Noise and Vibration
- Policy 36: Air Quality, Odour and Dust
- Policy 38: Hazardous Installations

### Section Five: Supporting the Cambridge Economy

- Policy 40: Development and Expansion of Business Space
- Policy 41: Protection of Business Space
- Policy 42: Connecting New Developments to Digital Infrastructure
- Policy 44: Specialist Colleges and Language Schools

### Section Six: Maintaining a Balanced Supply of Housing

- Policy 45: Affordable Housing and Dwelling Mix
- Policy 47: Specialist Housing
- Policy 49: Provision for Gypsies and Travellers

- Policy 50: Residential Space Standards
- Policy 51: Accessible Homes

#### Section Seven: Protecting and Enhancing the Character of Cambridge

- Policy 56: Creating Successful Places
- Policy 57: Designing New Buildings
- Policy 59: Designing Landscape and the Public Realm
- Policy 65: Visual Pollution
- Policy 67: Protection of Open Space
- Policy 68: Open Space and Recreation Provision through New Development

#### Section Eight: Services and Local Facilities

- Policy 72: Development And Change of Use in District, Local and Neighbourhood Centres
- Policy 73: Community, Sports and Leisure Facilities
- Policy 74: Education Facilities
- Policy 75: Healthcare Facilities

#### Section Nine: Providing the Infrastructure to Support Development

- Policy 80: Supporting Sustainable Access to Development
- Policy 81: Mitigating the Transport Impacts of Development
- Policy 82: Parking Management
- Policy 84: Telecommunications
- Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

### **South Cambridgeshire Local Plan (2018):**

#### Chapter 2: Spatial Strategy

- Policy S/3: Presumption in Favour of Sustainable Development

#### Chapter 4: Climate Change

- Policy CC/1: Mitigation and Adaptation to Climate Change
- Policy CC/6: Construction Methods
- Policy CC/9: Managing Flood Risk

#### Chapter 5: Delivering High Quality Places

- Policy HQ/1: Design Principles

#### Chapter 7: Delivering High Quality Homes

- Policy H/9: Housing Mix
- Policy H/10: Affordable Housing

- Policy H/12: Residential Space Standards
- Policy H/18: Working at Home
- Policy H/20: Provision for Gypsies and Travellers and Travelling Showpeople.
- Policy H/21: Gypsy and Traveller Provision at New Communities

#### Chapter 8: Building a Strong and Competitive Economy

- Policy E/10: Shared Social Spaces in Employment Areas
- Policy E/12: New Employment Development in Villages
- Policy E/13: New Employment Development on the Edge of Villages
- Policy E/22: Applications for New Retail Development

#### Chapter 9: Promoting Successful Communities

- Policy SC/2: Health Impact Assessment
- Policy SC/3: Protection of Village Services and Facilities
- Policy SC/4: Meeting Community Needs
- Policy SC/5: Community Healthcare Provision
- Policy SC/6: Indoor Community Facilities
- Policy SC/7: Outdoor Play Space, Informal Open Space and New Developments
- Policy SC/8: Protection of Existing Recreation Areas, Allotments and Community Orchards
- Policy SC/9: Lighting Proposals
- Policy SC/10: Noise Pollution
- Policy SC/11: Contaminated Land
- Policy SC/12: Air Quality
- Policy SC/13: Hazardous Installations
- Policy SC/14: Odour and Other Fugitive Emissions

#### Chapter 10: Promoting and Delivering Sustainable Transport and Infrastructure

- Policy TI/2: Planning for Sustainable Travel
- Policy TI/3: Parking Provision
- Policy TI/8: Infrastructure and New Development.
- Policy TI/9: Education Facilities
- Policy TI/10: Broadband

- 1.4 Habitats Regulations Assessment is an assessment of the potential effects of a proposed plan or project, both alone and in combination with other plans and projects, on one or more Natura 2000 or Ramsar sites. This report summarises stage 1 of this process providing a summary of the [Habitats Regulations Assessment Screening Report](#) carried out for the Cambridge Local Plan 2018 and [Habitats Regulations Assessment Screening Report](#) for the South Cambridgeshire Local Plan 2018, for which the Planning Obligations SPD

provides further guidance.

- 1.5 The conclusion drawn as a result of this screening assessment is that the Health Impact Assessment SPD is not likely to have any significant effects on the Natura 2000 or Ramsar sites identified. The Councils therefore consider that it is not necessary to proceed to further stages of appropriate assessment.



## 2. Habitats Regulation Assessment

### The Habitats Directive

- 2.1 Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna and Flora (the 'Habitats Directive') provides the legal protection for habitats and species of European Importance. Article 6(3) establishes the requirement for Habitats Regulations Assessment and states:

“Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.”

Article 6(4) goes on to discuss alternative solutions, the test of ‘imperative reasons of overriding public interest’ (IROPI) and compensatory measures:

“If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted.

Where the site concerned hosts a priority natural habitat type and/or a priority species, the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest.”

- 2.2 The sites covered by Habitats Regulations Assessment form what are known as Natura 2000 sites. These are a European network of special areas of conservation (SACs) and special protection areas (SPAs) under the old Wild Birds Directive (79/409/EEC) and the new Wild Birds Directive (2009/147/EC), provided for by Article 3(1) of the Habitats Directive. These sites of international importance for nature conservation were established under the Habitats Directive, which was transposed into UK law as the [Conservation \(Natural Habitats, &C\) Regulations 1994](#). On 1 April 2010 this was replaced by [The Conservation of Habitats and Species Regulations 2010](#), which was

consequently amended by [The Conservation of Habitats and Species \(Amendment\) Regulations 2011 and 2012](#).

2.3 Also of relevance to Habitats Regulations Assessment is paragraph 176 of the National Planning Policy Framework (February 2019), which states that:

“the following should be given the same protection as habitats sites:

- Potential Special Protection Areas and possible Special Areas of Conservation;
- Listed or proposed Ramsar sites; and
- Sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.”

Therefore, these sites have also been assessed as part of the Screening Reports for the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018, which are summarised in this report.

### **What is Habitats Regulations Assessment?**

2.4 Habitats Regulations Assessment is an assessment of the potential effects of a proposed plan in combination with other plans and projects on one or more European sites, Natura 2000 sites and Ramsar sites. The Habitats Directive promotes a hierarchy of avoidance, mitigation and compensatory measures. First, the plans should aim to **avoid** any negative impacts on European sites by identifying potential impacts early on in the plan-making process and writing these impacts out of the plan. Where adverse impacts remain, **mitigation measures** should be applied to the point that no adverse impacts remain. If the plan is still likely to result in adverse impacts that cannot be mitigated it should not be taken forward in its current form. In this situation, the plans may have to undergo an assessment of alternative solutions.

2.5 Where adverse impacts remain, **compensatory measures** may be required, but these will only be permitted if (a) no alternative solutions exist and (b) the plan is required for imperative reasons of overriding public interest (the ‘IROPI’ test).

2.6 There are 4 stages to the Habitats Regulations Assessment process as outlined below:

- **Stage 1 (Screening)** – the process which identifies the likely impacts upon a Natura 2000 or Ramsar site(s), either alone or in combination with other projects or plans and considers whether these impacts are likely to be significant;
- **Stage 2 (Appropriate Assessment)** – the consideration of the impact on

the integrity of the site(s), either alone or in combination with other projects or plans, with respect to the site's structure and function and its conservation objectives.

Additionally, where there are adverse impacts, an assessment of the potential mitigation of those impacts should be provided.

- **Stage 3 (Assessment of alternative solutions)** – the process which examines alternative ways of achieving the objectives or the project or plan that avoid adverse impacts on the integrity of the Natura 2000 and Ramsar site(s); and
- **Stage 4 (Compensatory measures)** – an assessment of the compensatory measures where, in light of an assessment of imperative reasons of overriding public interest, it is deemed that the plan should proceed.

2.7 If the screening stage concludes that there are likely to be no significant impacts on European sites, then there is no need to progress onto the stage of Appropriate Assessment.

2.8 Judgement of the significance of effects should be undertaken in relation to the designated interest features and conservation objectives of the site in question, using sound judgement and with a clear scientific basis where available. Where insufficient information is available to make a clear judgement, it should be assumed that a significant effect is possible in line with the precautionary principle:

**The Precautionary Principle - Prudent action that avoids the possibility of irreversible environmental damage in situations where the scientific evidence is inconclusive, but the potential damage could be significant.**

## Structure of this report

2.9 The structure of this report is as follows:

- Section 3 – Description of the Health Impact Assessment SPD and relationship to the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018;
- Section 4 – Description of the Habitats Regulations Assessment Screening Report for the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018 and relevance to the Health Impact Assessment SPD, including:
  - Description of the relevant plans and projects considered ‘in combination’;
  - Screening Methodology;
  - Natura 2000 and Ramsar Sites considered as part of the Screening Assessment;
  - Conclusions of the Screening Assessment and relevance to the Health Impact Assessment SPD.
- Section 5 – Consultations.

### **3. Health Impact Assessment SPD and relationship to the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018**

- 3.1 The draft Health Impact Assessment (HIA) Supplementary Planning Document (SPD) provides guidance on the implementation of policies within the South Cambridgeshire Local Plan (2018) and the Cambridge Local Plan (2018) with regards to the assessment and consideration of health impacts for some types of new development in Greater Cambridge.
- 3.2 The planning and design of the built environment has a major influence on human health and wellbeing. Both the South Cambridgeshire Local Plan (2018) and Cambridge Local Plan (2018) recognise the importance of delivering places that promote social interaction, are safe and accessible for all members of society, and actively facilitate healthy lifestyles. In order to ensure that the policies in both local plans are implemented as effectively as possible, guidance is required to ensure that the correct information is submitted alongside planning applications. The Greater Cambridge Health Impact Assessment (HIA) Supplementary Planning Document (SPD) aims to provide further detail on how the health and wellbeing impacts of a development can be assessed using HIAs.
- 3.3 HIAs are a method of assessing the prospective positive and negative health impacts of a development on different population groups. They function as a guiding framework for the design and delivery of a development project, identifying how negative health impacts can be mitigated or prevented, how health benefits can be maximised, and how health impacts can be monitored in the long-term. Appendix 3 of the HIA SPD is a checklist that is designed to help applicants frame a HIA. This checklist also demonstrates the links between a HIA and the policy requirements/standards contained within both the Cambridge Local Plan (2018) and the South Cambridgeshire Local Plan (2018).
- 3.4 Many of policies in the Cambridge Local Plan make direct references to how the built and natural environment can affect mental and physical wellbeing. Policies 5, 56 and 58 of the Cambridge Local Plan highlight that, for development to be successful, it should seek to improve the quality of life for both new and existing communities. There are a number of policies in the Cambridge Local Plan that highlight how inclusive sports and community facilities (Policy 73), safe and secure open spaces (Policy 68), accessible healthcare facilities (Policy 75), and adaptable housing options that meet local needs (Policy 45 and 47) all play a key role in making places that are equitable and benefit the health of a community. Given the links between spatial planning and health outcomes, Policy 28 of the Cambridge Local Plan highlights that a development's health and wellbeing impacts are key factors that need to be

assessed when appraising the sustainability of a project.

- 3.5 The South Cambridgeshire Local Plan also contains a series of policies that are directly relevant to health. Controlling the byproducts of development that can pose a serious risk to human health are central aims of policies SC/9 (Lighting Proposals), SC/10 (Noise Pollution), SC/11 (Contaminated Land), SC/12 (Air Quality), SC/13 (Hazardous Installations), and SC/14 (Odour and Other Fugitive Emissions) of the South Cambridgeshire Local Plan. Meanwhile, there are a range of local planning policies that recognise the impact that community facilities (Policy SC/4), safe recreation space (Policy SC/7), and access to housing and jobs (Policies H/9, H/10, and E/22) can have on both the mental and physical wellbeing of a community. Recognising how living and working environments can affect the quality of peoples' lives, Policy SC/2 (Health Impact Assessments) requires applicants to submit HIAs for developments that meet the policy's criteria.
- 3.6 The Greater Cambridge Health Impact Assessment SPD has been developed with input from officers from across both South Cambridgeshire District Council and Cambridge City Council.
- 3.7 Both the 2018 Cambridge and South Cambridgeshire Local Plans were subject to a Habitats Regulations Assessment Screening Report during their preparation and can be accessed from the following links:
- [Cambridge City Council Habitats Regulations Assessment Screening Report Part 1](#)  
– [Update February 2016](#);
  - [Cambridge City Council Habitats Regulations Assessment Screening Report Part 2](#)  
– [Update February 2016](#);
  - [South Cambridgeshire Local Plan Submission Sustainability Appraisal Report and Habitats Regulations Screening Assessment \(March 2014\)](#).
  - [South Cambridgeshire Sustainability Appraisal Addendum Report incorporating Habitats Regulations Assessment Screening Assessment \(2015, revised March 2016\)](#).
- 3.8 The focus of the Greater Cambridge Health Impact Assessment SPD is to provide additional guidance on the implementation of policies in the adopted Local Plans. It does not set new policy requirements or allocate any land for development. In light of this, this report provides a summary of the Screening Reports of the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018.

## **4. Description of the Habitats Regulations Assessment Screening Report for the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018 and relevance to the Health Impact Assessment SPD**

### **Description of relevant plans and strategies to be considered ‘in combination’**

- 4.1 Section 3 and Appendix 1 of the Screening Report for the Cambridge Local Plan 2018 provided a description of the relevant plans and strategies to be considered ‘in combination’ with the Cambridge Local Plan. This included plans and strategies of other nearby authorities and minerals and waste plans produced by County Councils. It should be noted that all relevant plans considered will be subject to the requirements of the Habitats Directive, which will be carried out by the relevant authority producing that plan or strategy. The identification of these other plans and strategies allowed for the consideration of in combination effects as part of the screening assessment of the Cambridge Local Plan.
- 4.2 South Cambridgeshire’s draft final Sustainability Appraisal and HRA Screening Update include a similar description of relevant plans and strategies to be considered ‘in combination’ at appendix 11 of that document.

### **Screening methodology**

- 4.3 The Screening Assessments of the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan were undertaken in accordance with the European Commission’s guidance on the ‘Assessment of Plans and Projects significantly affecting Natura 2000 sites’. The tasks undertaken as part of this process are outlined below.
- 4.4 **Task 1: Identification of Natura 2000 and Ramsar sites and the factors contributing to and defining the integrity of those sites** – The assessments for Cambridge and South Cambridgeshire identify the same Natura 2000 and Ramsar sites. Full details of each site considered and the attributes that contribute to and define the integrity of these sites is included in Appendix 2 of the Screening Report for the Cambridge Local Plan and Appendix 13 of the Scoping Report for the South Cambridgeshire Local Plan. The main aim of the screening assessment process is to ensure that the plan in question, either alone or in combination with other plans will not have an impact on the conservation objectives of these sites.

4.5 **Task 2: Completion of the Habitats Regulations Assessment Screening Matrix for the Cambridge Local Plan and the South Cambridgeshire Local Plan, including an Assessment of Significance of Effects** – A screening matrix was used to assess the Cambridge Local Plan, a methodology that had been used to assess previous plans and supplementary planning documents produced by Cambridge City Council in consultation with Natural England. As part of this assessment, the precautionary principle was applied to the assessment of whether or not the potential effects of the document could be considered to be ‘significant’. A screening matrix was used to assess each of the European sites identified and considered both the potential effects of the Cambridge and South Cambridgeshire Local Plans both on their own and in combination with the other relevant plans and projects identified in the Screening Reports. The impacts considered by the screening matrix included:

- Consideration of land take by development;
- Impact on protected species which travel outside the designated sites;
- Increased disturbance from recreational use;
- Impacts on water quantity and quality; and
- Changes in levels of pollution.

#### **Natura 2000 and Ramsar Sites considered as part of the Screening Assessment**

4.6 An initial investigation was undertaken to identify Natura 2000 and Ramsar sites within and outside the plans’ area with potential to be affected by the Cambridge and South Cambridgeshire Local Plans. This involved the use of GIS data as well as consultation with the Natural England Four Counties team. In line with the precautionary approach, some sites at relatively significant distances from the district boundary were included in the study.

4.7 There is one Natura 2000 site within South Cambridgeshire District, which has been considered as part of this assessment:

- Eversden and Wimpole Woods SAC.

4.8 There are a number of other sites within the surrounding districts, which have also been considered as part of this Assessment, because of their proximity to South Cambridgeshire and / or the nature of their conservation interest:

- Ouse Washes SAC and SPA
- Fenland SAC
- Portholme SAC



- Devil's Dyke SAC

4.9 Two Ramsar sites are to be considered:

- Ouse Washes
- Fenland (Woodwalton Fen, Chippenham Fen, Wicken Fen)

4.10 Natural England confirmed that this list was comprehensive for the purposes of Habitats Regulations Assessment (by letter 9.11.06). Breckland SAC has been now added to this list in order to ensure that a thorough assessment can be made of all the designated sites that may be impacted by proposals in the future. Other local planning authorities within Cambridgeshire have included the Breckland area into their HRA work and it was therefore considered as a precautionary principle to do likewise.

4.11 Further details of each of these sites along with their relevant conservation objectives are contained within Appendix 2 of the Screening Report for the Cambridge Local Plan, while maps of the sites are included within Appendix 3. Details of the European Sites being assessed, and their relevant conservation objectives, are provided in Appendix 11 of the South Cambridgeshire Draft Final Sustainability Appraisal.

### **Conclusions of the Screening Assessment and relevance to the Greater Cambridge Health Impact Assessment SPD**

4.12 Appendix 4 of the Screening Report for the Cambridge Local Plan contains the full assessment of the potential impacts of the plan both alone, and in combination with other relevant plans. The overall conclusions of this screening assessment were that that the Cambridge Local Plan was unlikely to have any significant impacts on the conservation objectives of the Natura 2000 and Ramsar sites identified. As such it was considered that it was not necessary to proceed to Stage 2 of the Habitats Regulations Assessment process, i.e. the requirement for an Appropriate Assessment.

4.13 Annex C of the Screening Report for the South Cambridgeshire Local Plan contains the full assessment of the potential impacts of the plan both alone and in combination with other relevant plans. The overall conclusions of this screening assessment were that the South Cambridgeshire Local Plan was unlikely to have any significant impacts on the identified European sites as a consequence of the policies and allocations in the plan.

4.14 The policies for which the Greater Cambridge Health Impact Assessment SPD provides guidance, were assessed as part of the Habitats Regulations Assessment Screening undertaken of the Cambridge and South

Cambridgeshire Local Plans. As the SPD does not make any changes to these policies, or allocate any land for development, it is unlikely that it will have any significant impacts on the conservation objectives of the Natura 2000 and Ramsar sites identified. The reasons for this conclusion, set against the impacts considered by the screening matrix are as follows:

- **Land take by development** - The Health Impact Assessment SPD does not allocate land or propose any development that would take land from any of the Natura 2000 and Ramsar sites identified.
- **Impact on protected species outside the protected sites** - Although there are linkages between peoples' access to nature and their mental wellbeing, the Health Impact Assessment SPD does not provide any specific design guidance or requirements with regards to the natural environment. The Health Impact Assessment SPD does not supersede any of the policies contained within the Cambridge Local Plan (2018) or the South Cambridgeshire Local Plan (2018), nor does it supersede the planning guidance on biodiversity management and nature conservation contained within the adopted Greater Cambridge Biodiversity SPD (2022). As such, it is considered that the Health Impact Assessment SPD will not have any significant adverse impacts on protected species outside of the protected sites.
- **Recreational pressure and disturbance** - The Health Impact Assessment SPD does not allocate any land for development. It is recognised that HIAs do promote the need for accessible open space and recreational facilities to be delivered as part of new development. However, the guidance contained within the Health Impact Assessment SPD is only supplementary; it does not supersede any of the policies contained within in the Cambridge Local Plan (2018) or the South Cambridgeshire Local Plan (2018) that protect Natura 2000 and Ramsar sites from significant recreational pressures. Given the above, it is unlikely that the SPD will have significant impacts on recreational pressure and disturbance of the Natura 2000 and Ramsar sites.
- **Water quantity and quality** - The issue of water quality and quantity is of importance to a number of the Natura 2000 and Ramsar sites identified in the Habitats Regulations Assessment, notably Wicken Fen, Chippenham Fen, Woodwalton Fen, the Ouse Washes and Portholme. The Health Impact Assessment SPD provides high-level guidance on how to assess the health and wellbeing impacts that a development may have on existing and future communities. While controlling water pollution and providing access to clean water are important health and wellbeing considerations, the Health Impact Assessment SPD does not provide any specific guidance on how this should be achieved. When preparing planning applications, Applicants will be

required to read the Health Impact Assessment SPD in conjunction with other policy documents that are more relevant to water quantity and quality, including the Greater Cambridge Sustainable Design and Construction SPD and the Cambridgeshire Flood and Water SPD. Therefore, it is unlikely that the Health Impact Assessment SPD will have significant impacts on water quantity and quality of the Natura 2000 and Ramsar sites may have some positive effects.

- **Changes in pollution levels** – Controlling the harmful byproducts of development, including air, light, noise and odour pollution, are key considerations for HIAs. During the Scoping, Appraisal and Recommendation stages of a HIA, applicants will need to think about how the byproducts of development will impact communities and how any pollution can be controlled. However, the guidance contained within the Health Impact Assessment SPD is only supplementary and does provide specific guidance on how pollutions levels should be assessed or controlled; further guidance on these matters is provided within other adopted planning policy documents such as the Greater Cambridge Sustainable Design and Construction SPD. Therefore, it is unlikely that the Greater Cambridge Health Impact Assessment SPD will have significant impacts on pollution levels at Natura 2000 and Ramsar Sites, but it may have some positive effects.

4.15 There are considered to be no changes to the in-combination effects identified within the Screening Assessment of the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018.

4.16 The overall conclusions of this screening assessment are that the Greater Cambridge Health Impact Assessment SPD is unlikely to have any significant impacts on the conservation objectives of Natura 2000 and Ramsar sites identified. As such, it is considered that it is not necessary to proceed to the next stage of the Habitats Regulations Assessment process, i.e. Stage 2 and the requirement for an Appropriate Assessment.

## **5. Consultations**

- 5.1 A public consultation on the draft Planning Obligations SPD will be held between 28 November 2024 and 24 January 2025. As part of the consultation, Natural England the statutory nature conservation body for appropriate assessment will be consulted on this Screening Assessment at the same time as the consultation on the draft SPD.



## Draft Greater Cambridge Cambridge Biomedical Campus Supplementary Planning Document

**To:**

Cllr Katie Thornburrow, Executive Councillor for Planning, Building Control and Infrastructure  
Planning and Transport Scrutiny Committee, 4 November 2024

**Report by:**

Stephen Kelly, Joint Director for Planning  
Email: [stephen.kelly@greatercambridgeplanning.org](mailto:stephen.kelly@greatercambridgeplanning.org)

**Wards affected:**

All

Director Approval: Stephen Kelly, Joint Director of Planning confirms that the report author has sought the advice of all appropriate colleagues and given due regard to that advice; that the equalities impacts and other implications of the recommended decisions have been assessed and accurately presented in the report; and that they are content for the report to be put to the Executive Councillor for decision.

1.	<b>Recommendations</b>
1.1	<p>It is recommended that the Executive Councillor for Planning, Building Control and Infrastructure:</p> <p>A) Agrees the draft Greater Cambridge Cambridge Biomedical Campus SPD (attached at Appendix 1) and accompanying Equalities Impact Assessment (EqIA) (Appendix 2) be subject to public consultation;</p> <p>B) Agree that the preparation of materials and the running of the consultation be delegated to the Joint Director of Planning;</p> <p>C) Agree that any subsequent material amendments prior to consultation be made by the Lead Member for Planning, and that any subsequent minor amendments and editing changes that do not materially affect the content prior to consultation be delegated to the Joint Director of Planning in consultation with the Lead Member for Planning.</p>

<b>2.</b>	<b>Purpose and reason for the report</b>
2.1	<p>The purpose of this draft Greater Cambridge Cambridge Biomedical Campus Supplementary Planning Document (SPD) is to provide planning guidance to inform development at the existing Cambridge Biomedical Campus (CBC). The draft SPD does not create policy but sets out principles that should be considered in early stages of the planning process to deliver high quality development across the Campus.</p> <p>The guidance provided in this draft SPD will support existing policies set out in the Cambridge City Council Local Plan (2018) and South Cambridgeshire District Council Local Plan (2018) for the Campus and will form an integral part of the development management process, setting out material considerations for determining planning applications. It will also inform developers and infrastructure providers of the key principles to consider when bringing forward proposals within the Campus, to ensure that they individually and cumulatively make a positive contribution towards the longer-term vision for the Campus.</p> <p>This report seeks approval to consult on the draft SPD prior to considering its adoption, reflecting regulations governing the adoption of supplementary planning documents.</p>
<b>3.</b>	<b>Alternative options considered</b>
3.1	<p>The option to not provide guidance for the development coming forward on the Campus was considered, but preparing a new Supplementary Planning Document was deemed the most effective way forward. This is by providing guidance that can be considered in early stages of the planning process and as a result will deliver high quality development across the Campus.</p>
<b>4.</b>	<b>Background and key issues</b>
4.1	<p>The draft Greater Cambridge Cambridge Biomedical Campus Supplementary Planning Document sets out guidance on the implementation of policies within the Cambridge Local Plan (2018) and the South Cambridgeshire Local Plan (2018) regarding future development at the Cambridge Biomedical Campus. The draft SPD sets out planning principles to guide future development proposals at the Cambridge Biomedical Campus and provides a planning framework for consideration when determining planning applications.</p> <p>The Cambridge Biomedical Campus is an international centre of excellence for patient care, biomedical research and healthcare education, and plays an important local, regional and national role in providing medical facilities and medical research. The</p>

	<p>campus includes a number of major research laboratories and hospitals and facilitates the delivery of world class medical, biomedical and biotechnology services.</p> <p>The guidance provided in this draft SPD will form an integral part of the development management process, setting out material considerations for determining planning applications on the Campus. It will also inform developers and infrastructure providers of the key principles to consider when bringing forward proposals within the campus, to ensure that they individually and cumulatively make a positive contribution towards the longer-term vision for the Campus.</p> <p>The draft SPD is split into chapters that set out the purpose of the draft SPD, the updated overarching ambitions for the Campus, and details the local context and current provision on the Campus. Chapter four identifies a number of high level principles that will inform development coming forward on the campus, supporting the delivery of the ambition for the campus. Lastly, Chapter five sets out the obligations and mitigation of potential impacts from new development with a checklist that developers can consider in the preparation of a planning application.</p> <p>The draft SPD will also be taken to South Cambridgeshire District Council Cabinet on Tuesday 5 November 2024 with the same recommendations. If approved, it is proposed that a consultation is undertaken for eight weeks from 28 November 2024 to 24 January 2025, and that the consultation approach reflects the requirements of national regulations and the Greater Cambridge Statement of Community Involvement. When the consultation is complete consultation responses will be considered and a report brought back to PTSC for consideration and proposed adoption of the draft SPD.</p> <p>The proposed consultation draft SPD has been subject to Strategic Environmental Assessment and Habitats Regulations Assessment screening, and in both cases the requirement for further reassessment was screened out. It has also been subject to an Equalities Impact Assessment.</p>
5.	<p><b>Corporate plan</b></p>
5.1	<p>The draft Greater Cambridge Cambridge Biomedical Campus SPD aligns with the visions and strategies as set out in the Cambridge City Council Corporate plan 2022-2027: <a href="#">Corporate plan 2022-27: our priorities for Cambridge - Cambridge City Council</a></p> <p>Priority 1: Leading Cambridge’s response to climate change and biodiversity emergencies</p> <p>If adopted, the SPD would support the Council in addressing the impacts of development on a range of issues that have climate related impacts including delivering open space and landscape, ecology and Biodiversity Net Gain, climate resilience and improving</p>

	<p>energy efficiency.</p> <p>Priority 2: Tackling Poverty and Inequality and helping people in the greatest need</p> <p>The draft SPD sets out development principles that seek to address inequality by encouraging the provision of high quality development on the Campus that encourages healthy lifestyles, physically active communities and positively contributes to mental health and wellbeing. Having access to cultural, retail and leisure facilities also contribute to a sustainable, accessible and equitable community for people living in the area, visiting or using facilities such as healthcare.</p> <p>Priority 4: Modernising the Council to lead a greener city that is fair for all</p> <p>If adopted, the SPD will contribute to the Council's delivery of the priority as the document seeks to provide clear guidance for development coming forward on the Campus to support in the delivery of high quality design. It will also support the Council's development management process, setting out material considerations for determining planning applications.</p>
<b>6.</b>	<b>Consultation, engagement and communication</b>
6.1	<p>During the preparation of the draft SPD, officers engaged with a number of service areas to help inform and prepare the document.</p> <p>The report seeks to agree the draft SPD for public consultation where comments will be invited and considered as part of the final version of the SPD.</p>
<b>7.</b>	<b>Anticipated outcomes, benefits or impact</b>
7.1	<p>If approved, the Cambridge Biomedical Campus SPD will be a material consideration in the determination of planning applications. The development principles set out in the draft SPD will support the delivery of high quality development at the Campus and provide a clear planning framework for consideration when determining planning applications.</p>
<b>8.</b>	<b>Implications</b>
8.1	<b>Relevant risks</b>
	<p>During the writing of this report consideration was given to the following implications:</p> <p>A) Financial</p> <p>B) Legal</p>



	<p>C) Equality and socio-economic implications  D) Net Zero Carbon, Climate Change and Environmental Implications  E) Procurement Implications  F) Community Safety Implications  All of the implications listed have been considered below.</p>
	<p><b>Financial Implications</b></p>
8.2	<p>1. The draft SPD seeks to provide guidance informing developers and infrastructure providers of the key principles to consider when bringing forward proposals within the Campus. The guidance is designed to streamline the planning application process which will have financial implications. The guidance that has been provided within the document ensures that this is a robust and effective process. There are no fraud risks identified as a result of this report.</p> <p>The costs of preparing the draft SPD through to the proposed adoption in Spring 2025 is covered by the Greater Cambridge Shared Planning Service budget.</p>
	<p><b>Legal Implications</b></p>
8.3	<p>There are no legal implications arising from the report. Officers have sought appropriate legal advice from 3C Legal when preparing the draft SPD.</p>
	<p><b>Equalities and socio-economic Implications</b></p>
8.4	<p>The draft CBC SPD sets out principles related to the positive contribution to user experience and the community as well as encouraging the incorporation of equal and accessible places for all users into the design of proposals on the Campus.</p> <p>The draft SPD has been subject to an Equality Impact Assessment (EqIA).</p>
	<p><b>Net Zero Carbon, Climate Change and Environmental implications</b></p>
8.5	<p>The draft SPD will support the Council in delivering the Doubling Nature Strategy and sets out principles that align with the aim to increase and enhance nature across the district. The draft SPD also references the Zero Carbon Strategy and provides guidance to inform development that will reduce carbon emissions and support the Council's priority to achieve carbon net zero.</p> <p>The draft SPD also sign-posts to other adopted Greater Cambridge SPDs to consider alongside the draft CBC SPD. The draft SPD refers to the Sustainable Design and Construction SPD (2020) that provides guidance on ways to reduce energy demand and</p>

	associated carbon emissions, and refers to the Biodiversity SPD (2022) that sets out how development can enhance biodiversity through the planning process. The draft SPD also sign-posts the Cambridgeshire Flood and Water SPD (2018) that provides guidance for developers on how to manage flood risk and water as part of new proposals.
	<b>Procurement Implications</b>
8.6	There are no procurement implications arising from the report.
	<b>Community Safety Implications</b>
8.7	There are no community safety implications arising from the report.
<b>9.</b>	<b>Background documents</b> Adopted Cambridge Local Plan (2018) Adopted South Cambridgeshire Local Plan (2018)
<b>10.</b>	<b>Appendices</b>
10.1	Appendix A: Greater Cambridge Cambridge Biomedical Campus Supplementary Planning Document (Draft for Consultation) 2024  Appendix B: Draft Equality Impact Assessment for the Cambridge Biomedical Campus Supplementary Planning Document  Appendix C: Sustainability Appraisal Screening Report  Appendix D: Habitats Regulations Assessment Screening Report
	To inspect the background papers or if you have a query on the report please contact  Lizzie Wood - Principal Planning Policy Officer Telephone: 07593 421045 <a href="mailto:lizzie.wood@greatercambridgeplanning.org">lizzie.wood@greatercambridgeplanning.org</a>  Terry De Sousa - Planning Policy and Strategy Team Leader Telephone: 07563 421289 <a href="mailto:terry.desousa@greatercambridgeplanning.org">terry.desousa@greatercambridgeplanning.org</a>

# Appendix A: Cambridge Biomedical Campus Supplementary Planning Document DRAFT

## Contents

Executive Summary .....	3
Foreword .....	4
1.0 Introduction and purpose of the Cambridge Biomedical Campus Supplementary Planning Document.....	5
Purpose of the Supplementary Planning Document .....	5
How the Supplementary Planning Document has been prepared .....	5
Structure of the document .....	6
2.0 Ambitions for the Campus and development to date .....	6
Landowners of the Campus.....	6
How the vision for the Campus has changed and why? .....	6
Key statistics of the Campus .....	9
3.0 Site context .....	10
Planning Policy Context.....	10
National Planning Policy Framework (2023).....	10
Cambridge Local Plan (2018) .....	10
South Cambridgeshire Local Plan (2018).....	11
Emerging Greater Cambridge Local Plan .....	12
Other Relevant Planning Documents.....	13
Overview of the existing Cambridge Biomedical Campus.....	13
Uses and occupants .....	13
Existing Campus amenities .....	18
Existing Campus public realm and open spaces .....	19
Existing Campus building design.....	20
Existing Campus connectivity and movement .....	22
4.0 Cambridge Biomedical Campus development principles.....	24
4a. Open spaces and landscape.....	26
4b. The public realm and wellbeing.....	29
4c. Built form .....	31
4d. Connectivity and movement.....	32
4e. Sustainability .....	34

4f. Phasing and delivery.....	37
5. Obligations and mitigation.....	40
Open spaces and landscape .....	40
The public realm and wellbeing .....	41
The built form.....	41
Connectivity and movement .....	41
Sustainability.....	42
Phasing and delivery .....	43
Preparing planning applications.....	43
Appendix 1: Adopted Local Plan Policies relevant to the Cambridge Biomedical Campus SPD .....	45
Cambridge Local Plan (2018) policies .....	45
South Cambridgeshire Local Plan (2018) policies .....	54

DRAFT

## Executive Summary

The Cambridge Biomedical Campus Supplementary Planning Document (SPD) sets out guidance on the implementation of policies within the Cambridge Local Plan (2018) and the South Cambridgeshire Local Plan (2018) regarding future development at the Cambridge Biomedical Campus. The SPD sets out development principles to guide future development proposals for phases one to three at the Cambridge Biomedical Campus and provides a planning framework for consideration when determining planning applications.

The Cambridge Biomedical Campus is an international centre of excellence for patient care, biomedical research and healthcare education, and plays an important local, regional and national role in providing medical facilities research and learning. The Campus includes several major research laboratories and hospitals and facilitates the delivery of world class health, education and life science services.

The guidance provided in this SPD will form an integral part of the development management process, setting out material considerations for determining planning applications on the Campus. It will also inform developers and infrastructure providers of key development principles to consider when bringing forward proposals, to ensure that they individually and cumulatively make a positive contribution towards the longer-term ambition for the Campus.

The initial chapters of the SPD set out its purpose, the updated overarching ambitions for the Campus, and details the local context and current provision on the Campus. Chapter four then identifies high-level principles that will inform development coming forward to support the delivery of the ambition for the Campus. Lastly, Chapter five sets out a list of questions that developers should consider when preparing a planning application in order to positively plan for wider impacts and mitigation measures beyond the boundary of the individual site.

## Foreword

**Placeholder** – this will include wording to highlight that this is a draft SPD and that we welcome comments and feedback before the SPD is finalised for adoption.

DRAFT

## **1.0 Introduction and purpose of the Cambridge Biomedical Campus Supplementary Planning Document**

### **Purpose of the Supplementary Planning Document**

- 1.1 The purpose of this Supplementary Planning Document (SPD) is to provide planning guidance to inform development at the existing Cambridge Biomedical Campus (CBC). The nature and form of projects coming forward at the Campus varies considerably in terms of scale and complexity. Some proposals will be in response to urgent and changing needs and priorities on the Campus and others are part of longer term and more strategic changes and development opportunities. As such a measured and proportionate approach will be needed when considering how the principles established in this SPD are applied to the wide range of projects likely to come forward.
- 1.2 The guidance provided in the SPD will form an integral part of the development management process, setting out material considerations for determining planning applications. It will also inform developers and infrastructure providers of the key principles to consider when bringing forward proposals within the Campus to ensure that they individually and cumulatively make a positive and coordinated contribution towards the longer-term ambition for the Campus.
- 1.3 The SPD will support with the delivery of adopted planning policies set out in the Cambridge Local Plan (2018) and South Cambridgeshire Local Plan (2018). Reference is made throughout the document to the adopted Local Plans and other key policies that should be read and considered alongside this SPD when determining planning applications, or when bringing forward development and infrastructure proposals.
- 1.4 References to ‘the Campus’ made throughout this SPD refer to Phases 1-3 of development that are allocated within the adopted Local Plans and to the existing Addenbrookes and Royal Papworth Hospitals and related buildings.

### **How the Supplementary Planning Document has been prepared**

- 1.5 This SPD has been prepared by the Greater Cambridge Shared Planning service.
- 1.6 This is the consultation version of the SPD and the Councils’ welcome comments on the draft document. The consultation runs from Thursday 28 November 2024 to Friday 24 January 2025 and we welcome comments to help finalise the document before it is anticipated to be adopted by the councils’ in early 2025.

## Structure of the document

1.7 The remaining sections of this SPD are set out in chapters as follows:

- Chapter Two updates the overarching ambitions for the Campus
- Chapter Three sets out the local context and the current provision of services and facilities within the Campus
- Chapter Four identifies high-level principles that will inform future development on the Campus, supporting the delivery of the overarching ambition
- Chapter Five sets out a framework for applicants to bring forward high quality development and how they should mitigate wider impacts both within the campus and the wider area.

## 2.0 Ambitions for the Campus and development to date

### Landowners of the Campus

2.1 The land across the Campus is under the ownership of a number of organisations including Cambridgeshire County Council, the Pemberton Family Trust, Prologis, Cambridge University Hospitals and the University of Cambridge. As well as the landowners, Cambridge Biomedical Campus Ltd (CBCL) was formed in 2021 as a not-for-profit company which represents the major occupiers within the Campus including Abcam, the Medical Research Council and Astra Zeneca as well as Cambridge University Hospitals and the University of Cambridge who are also occupiers as well as landowners.

### How the vision for the Campus has changed and why?

2.2 The Addenbrooke's 2020 Vision was started in 2001 and updated in 2004 and established the strategic case for growth and development at CBC to help deliver excellence in clinical and research needs. The 2020 Vision aimed to achieve an environment that is attractive, well-designed and distinctive, accessible and inclusive.

2.3 Since Addenbrooke's opened in 1967, The Campus has experienced significant growth and redevelopment and now forms the largest employment site in Cambridge. Member institutions include the University of Cambridge, Cambridge University Hospitals, Royal Papworth Hospital, Cambridgeshire and Peterborough NHS Foundation Trust, the Medical Research Council Laboratory



of Molecular Biology, and commercial partners that include AstraZeneca and Abcam.

- 2.4 The ability to co-locate world-leading academic and industry scientists on the same site as the teaching hospitals of the University of Cambridge, provides the basis for creating the optimum environment for the rapid and effective translation of research into routine clinical practice and this relationship makes the Campus unique globally.
- 2.5 The current Addenbrookes Hospital way officially opened in 1962 and was the start of four decades of growth around the hospital. The Cambridge Local Plan (2006) released land from the Green Belt for further expansion (known as Phases 1 and 2) and this allocation was carried through into the Cambridge Local Plan (2018). Additionally, the South Cambridgeshire Local Plan (2018) released some further Green Belt to the south of the Campus (known as Phase 3) and together, the adopted Local Plan allocations provide the basis for the wider growth and development of the Campus.
- 2.6 Despite opening in 1962, there was no overall masterplan for the Campus until the publication of the 2020 Vision in 1999. This was then updated in 2010 following the allocation of the Phase 2 land in the Cambridge Local Plan (2006), The Strategic Masterplan and Vision document for the Campus, which was led by Allies & Morrison Architects, identified and resolved key challenges with the spatial organisation of the site and sought to provide a more comprehensive and coherent green space and public realm experience for users of the hospital and wider biomedical campus. This work linked to existing and emerging work for Phase 1 of the Biomedical expansion along Francis Crick Avenue (consented in 1999) which had already fixed a series of Parameter Plans to govern the form and scale of development. It also looked forward to the further expansion through Phase 2 along Dame Mary Archer Way. The Masterplan was not adopted by the Councils but has been instructive in identifying the ambition for co-ordinated change on the Campus. The completion of recent schemes and the provision of infrastructure including the new access roads within both Phases 1 and 2 is a good example of both the public and private sectors working in partnership from initiation to project design and delivery.
- 2.7 The Cambridge South railway station, due to open in 2025, represents a significant development for the campus and wider area, meaning that patients, visitors and employees will have much improved public transport connectivity to the campus. It will also mean that communities in the south of the city and beyond will have better access to the rail network and as such, the campus is likely to have an increase in the number of people travelling through it to access the station, increasing pressure on the movement network. Following funding announced in the 2024 Spring Budget, work is also progressing on bringing

forward the Cambridge South East Transport (CSET) public transport route, improving connectivity to the campus and Cambridge South station from the south of the city.

2.8 In 2022 the Cambridge Children's Hospital, the first specialist children's hospital for the East of England, was granted planning permission and is currently under construction. In 2024, the Cambridge Cancer Research Hospital was also approved. This means that alongside Addenbrooke's Hospital and the Royal Papworth Hospital (which moved to the Biomedical Campus in 2019), there will be four hospitals within the campus, consolidating it as a regional centre for healthcare. Alongside this, AstraZeneca and Abcam have headquarters within the campus which sit alongside already established buildings including the Anne McLaren Building, Victor Phillip Dahdaleh Heart and Lung Research Institute, the Jeffrey Cheah Biomedical Centre, 1000 Discovery Drive, and other Campus occupiers such as Cancer Research UK (Cambridge) and the MRC Laboratory of Molecular Biology. Recently, there has been planning consent for 2000 and 3000 Discovery Drive for additional commercial biomedical development.

2.9 More recently, CBC Limited has sought to update the vision for the campus up to 2050. This in part is to reflect the rapid growth the campus has seen since the publication of the 2010 Vision and to maintain the campus' status as being at the forefront of globally significant biomedical research and development. , Whilst this vision, and more widely how it can be delivered, is currently under consideration as part of the emerging Greater Cambridge Local Plan, there are some aspects which can be drawn from to inform this SPD. Until the Greater Cambridge Local Plan is adopted, the Councils have identified the following ambition for Campus:

The Cambridge Biomedical Campus will be a world-leading location for healthcare, medical innovation and life science research, integrated with surrounding communities as well as the wider landscape beyond the city. At the heart of the Campus is the collective desire to improve healthcare outcomes for patients, underpinned by research, business and clinical excellence. The principles of placemaking, health and well-being are therefore critical to achieving exemplary development that will support the continued success of the Campus.

2.10 To deliver this ambition, development proposals will need to carefully consider and demonstrate how they address the principles set out in this SPD. This will ensure that proposals not only positively address the ongoing plans and projects within and around the Campus but also do not compromise future development

and the longer-term ambition for the Campus that will be set out in the Greater Cambridge Local Plan.

2.11 Whilst the Campus is an international centre of excellence for patient care, biomedical research and healthcare education, it also plays an important local, regional and national role in providing medical facilities and medical research. The work carried out on the campus leads to significant health benefits and positive outcomes for the local community it serves as set out in the key statistics infographic below. There are, however, a number of key areas that lessen the quality and performance of the Campus, including transport infrastructure, some elements of the public realm and built form as well as the services and facilities available to patients, visitors and employees. This is explored further in Section 3 of the SPD.

### Key statistics of the Campus

- **37,000** people visit the site every day
- The three world-class hospitals and 3 NHS trusts see well over **1m NHS patients every year**
- The Heart and Lung Research Institute has the **largest concentration of scientists and clinicians** in heart and lung medicine in Europe
- Cambridge University's School of Clinical Medicine is located on the Campus alongside the NHS research hospital and the MRC Lab of Molecular Biology, producing a combined total of 12 Nobel Prizes
- Lower cancer, heart and circulatory disease and respiratory disease mortality rates than the national average, with 468 extra lives saved each year
- Research excellence and innovation lead to a much higher NHS spend at CBC compared with other NHS Trust areas
- The CBC is the biggest employment site in Cambridge, supporting **22,000 jobs** in 2022 including 700 apprentices
- The Campus contributes **£4.2bn** to the UK economy each year.

## 3.0 Site context

### Planning Policy Context

3.1 The CBC SPD has been prepared in the context of the [National Planning Policy Framework \(2023\)](#) and of the adopted [Cambridge Local Plan \(2018\)](#) and the [South Cambridgeshire Local Plan \(2018\)](#). The SPD provides supplementary detail and should be read in conjunction with the adopted policies in the Local Plans (2018) and other relevant material considerations set out in this chapter.

### National Planning Policy Framework (2023)

3.2 The [National Planning Policy Framework](#) (NPPF) (2023) sets out the Government's planning policies and how these should be locally applied. Paragraph 10 of the NPPF establishes that Local Planning Authorities should pursue development with a presumption in favour of sustainable development. Paragraph 131 to 135 of the NPPF sets out that decisions should ensure that the creation of high quality, beautiful and sustainable buildings and places is achieved in planning developments.

3.3 This SPD meets the aims of the NPPF by promoting sustainable development that responds appropriately to the surrounding context of the site through high quality design.

### Cambridge Local Plan (2018)

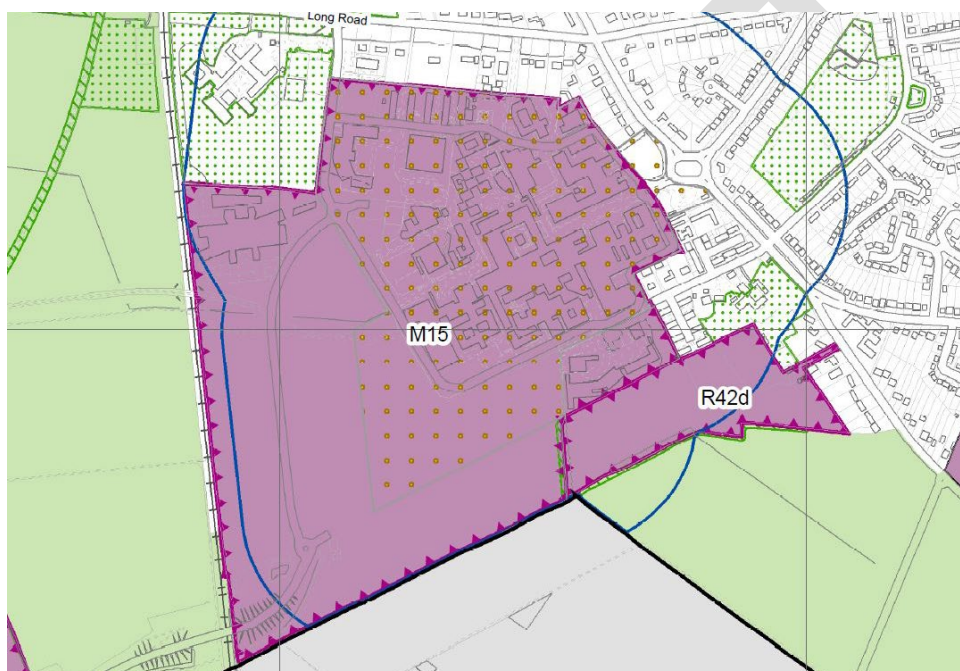
3.4 The [Cambridge Local Plan](#) was adopted in 2018 and sets out the aims of future development up until 2031. The vision for Cambridge is to build on the city's reputation for design excellence, promoting innovative and sustainable development. The Local Plan promotes the continued vision to further expand the knowledge-based economy with world leading research and education, whilst facilitating growth and infrastructure to support development.

3.5 The Local Plan sets out 15 strategic objectives for Cambridge that include contributing to creating environmentally sustainable developments through adapting to climate change and using low carbon, promoting and supporting economic growth whilst maintaining the quality of life and place through designing safe and healthy environments to the highest quality design.

3.6 The Local Plan contains a range of policies that are relevant to the SPD and should be considered when determining planning applications for CBC. These are set out with a summary of the policy content in Appendix 1: Adopted Local Plan Policies relevant to the Campus.

3.7 Policy 17: Cambridge Biomedical Campus (including Addenbrooke's Hospital) Area of Major Change sets out specific policy requirements for the CBC site. The policy requires development to demonstrate the meeting of local, regional or national health care needs for biomedical and biotechnology research and development activities within class use B1(b) for research and development. The Local Plan sets out support for the continuing development of CBC as a high quality, legible and sustainable campus and its expansion to meet the health needs of the expanding city.

3.8 The Local Plan identifies a site allocation M15 set out in the Map below, alongside the Area of Major Change allocation of Policy 17.



Map 1: Map of Cambridge Local Plan site allocation M15

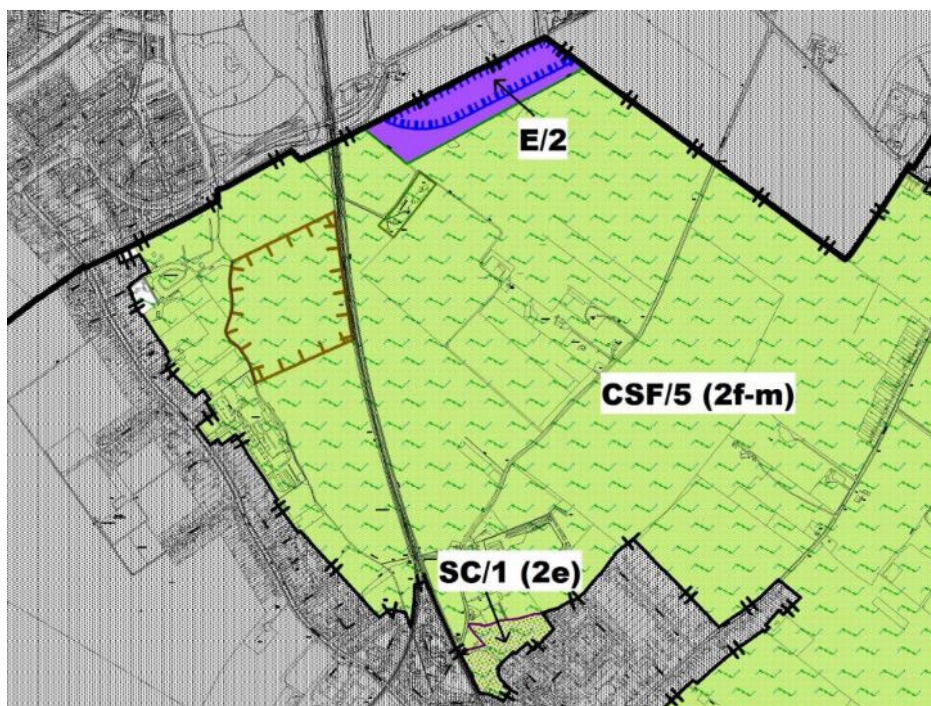
### **South Cambridgeshire Local Plan (2018)**

3.9 The [South Cambridgeshire Local Plan](#) was adopted in September 2018 and identifies CBC as an international centre of excellence for patient care, biomedical research and healthcare education.

3.10 Policy E/2: Cambridge Biomedical Campus Extension establishes that extension to CBC will be supported for biomedical and biotechnology research and development within class use B1(b) and related higher education and sui-generis medical research institutes, subject to satisfying a number of policy requirements. This parcel of land (commonly referred to as the Phase 3 land), was removed from the Cambridge Green Belt through the 2018 Local Plan



process, given the need for jobs and specifically the importance of the biomedical campus as a centre for health, education and research excellence.



Map 2: Map of South Cambridgeshire Local Plan E/2 land

3.11 Both adopted Local Plans identify that the 2010 Strategic Masterplan for the Campus should be updated, reflecting the growth and expansion land identified in the policies as well as emerging schemes and projects. Whilst CBC landowners are proposing to update the Campus masterplan through the Greater Cambridge Local Plan process, this has no planning status or weight and therefore this SPD has been prepared to guide development until the adoption of the Greater Cambridge Local Plan and the subsequent masterplan update from CBC has been approved through the planning process.

### Emerging Greater Cambridge Local Plan

3.12 Cambridge City Council and South Cambridgeshire District Council are currently preparing a joint Local Plan known as the [Greater Cambridge Local Plan](#). The Greater Cambridge Local Plan, when adopted, will supersede the current Cambridge and South Cambridgeshire Local Plans (2018).

3.13 It is currently proposed that the emerging Greater Cambridge Local Plan will set out a policy that will guide the continued development and evolution of the Campus whilst requiring future development to improve the existing campus, including through infrastructure investment. The Greater Cambridge Local Plan First Proposals identifies a potential further expansion of the Campus to the south of the existing campus, but no formal decision has been made on this by the

Councils. Therefore, this SPD cannot specifically consider any possible expansion land or related development requirements at this stage.

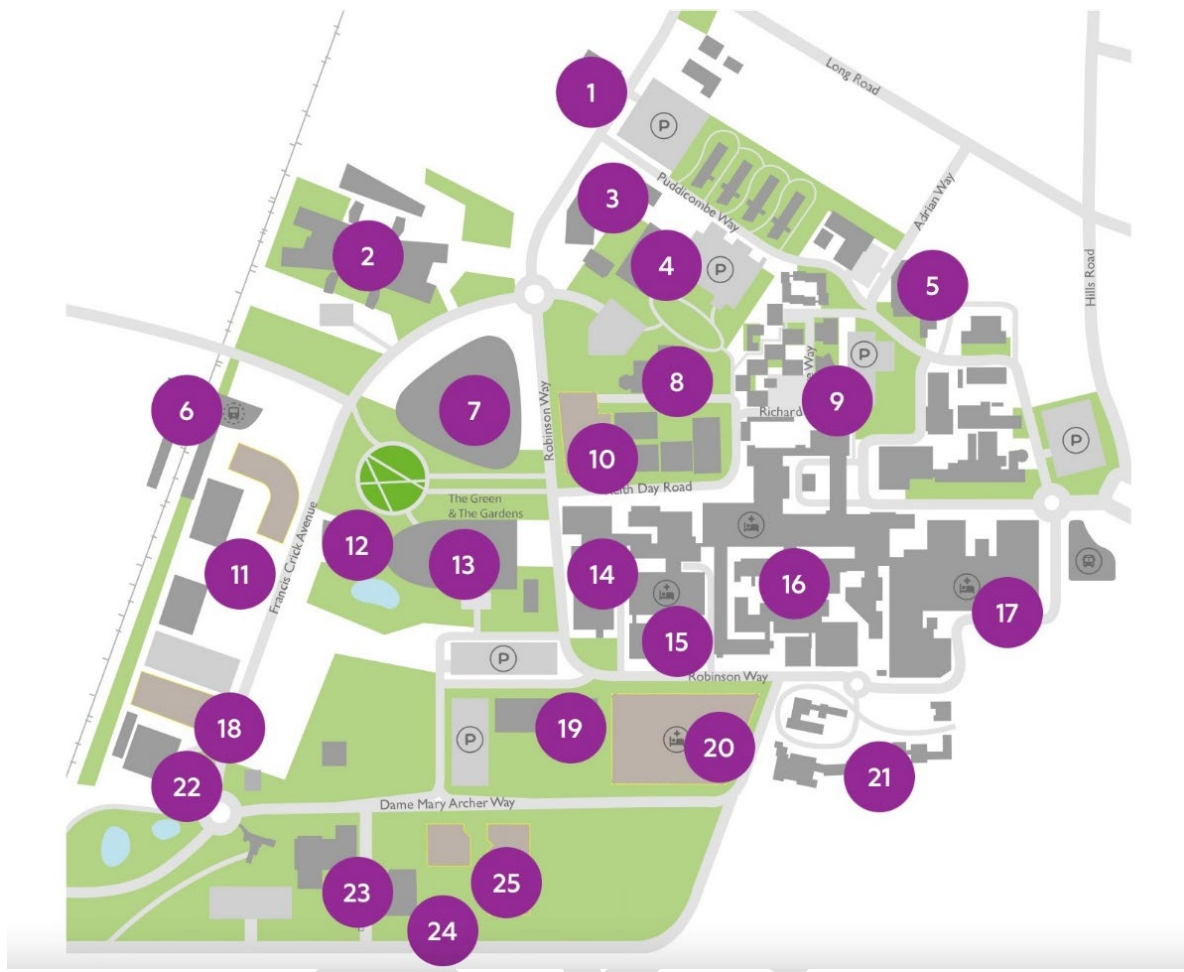
## Other Relevant Planning Documents

- 3.14 The [Greater Cambridge Sustainable Design and Construction SPD](#) (2020) provides additional technical guidance to be read alongside adopted Local Plan policies. The SPD ensures that new development reduces its environmental impact by minimising carbon emissions, flood risk, pollution and pressure on resources such as water, as well as helping to protect and enhance biodiversity.
- 3.15 The [Greater Cambridge Biodiversity SPD](#) (2022) aims to ensure that new development conserves and enhances biodiversity. The additional technical guidance sets out information that should be submitted with planning applications to demonstrate how development proposals meet the requirements of the adopted Local Plans.

## Overview of the existing Cambridge Biomedical Campus

### Uses and occupants

- 3.16 The Campus includes several major publicly funded and commercial research laboratories and NHS hospitals, which in combination, provides world leading medical, biomedical and biotechnology services. The Campus comprises healthcare provision (including the NHS), education facilities, the University and Research Institutes and industry occupants. In the northern part of the Campus there is campus worker accommodation which are managed by Sanctuary Housing Association. There are also a number supporting complimentary uses across the Campus from retail, food and beverage to nursery provision.
- 3.17 The current occupiers can be found on the map below with accompanying key.



Map 3: Current occupiers of Cambridge Biomedical Campus (2024)

Key for Map 1 of current occupiers of the Cambridge Biomedical Campus			
1	Cambridge Academy for Science and Technology	13	Royal Papworth Hospital NHS Foundation Trust
2	The MRC Laboratory of Molecular Biology (LMB)	14	Addenbrooke's Treatment Centre (ATC) - part of Cambridge University Hospitals NHS Foundation Trust
3	CRUK Cambridge Institute	15	The Rosie Hospital
4	Jeffrey Cheah Biomedical Centre (JCBC)	16	Addenbrooke's Hospital (Main entrance and Accident & Emergency)



5	NHS Blood and Transplant Cambridge Donor Centre	17	Addenbrooke's Hospital (Outpatient department)
6	Cambridge South Railway Station (due 2025)	18	Plot 9
7	The AstraZeneca Discovery Centre (DISC)	19	Cambridge Movement Surgical Hub
8	The Frank Lee Leisure and Fitness Centre	20	Cambridge Children's Hospital (due 2028)
9	The Deakin Centre	21	The Forvie Site (University of Cambridge)
10	Cambridge Cancer Research Hospital (in development)	22	Anne McLaren Laboratory
11	AstraZeneca facilities and development	23	Abcam
12	Heart and Lung Research Institute (HLRI)	24	1000 Discovery Drive
		25	Discovery Drive development

3.18 The occupiers of the Campus can be categorised into Healthcare and the NHS, Education, University and Research Institutes, Industry and Expansion.

3.19 The occupiers are also listed under these headings below with accompanying images:

#### **Healthcare and the NHS**

- Addenbrooke's Hospital
- Rosie Maternity Hospital
- Royal Papworth Hospital NHS Foundation Trust
- Cambridgeshire and Peterborough NHS Foundation Trust



Image 1: Royal Papworth Hospital

### **Education**

- The Deakin Centre
- Cambridge Academy for Science and Technology

### **University and Research Institutes**

- University of Cambridge School of Clinical Medicine (comprising 12 academic departments, four Research Institutes and Five Medical Research Council units/centres)
- The Medical Research Council Laboratory of Molecular Biology
- Cancer Research UK Cambridge Institute
- Heart and Lung Institute
- Addenbrooke's Centre for Clinical Investigation
- The Jeffrey Cheah Biomedical Centre



Image 2: Heart and Lung Research Institute

### Industry and Expansion

- AstraZeneca Discovery Centre
- GlaxoSmithKline's (GSK) Experimental Medicine and Clinical Pharmacology Unit, Abcam PLC
- Headquarters ideaSpace – a co-working community of start-ups IOTA Pharmaceuticals

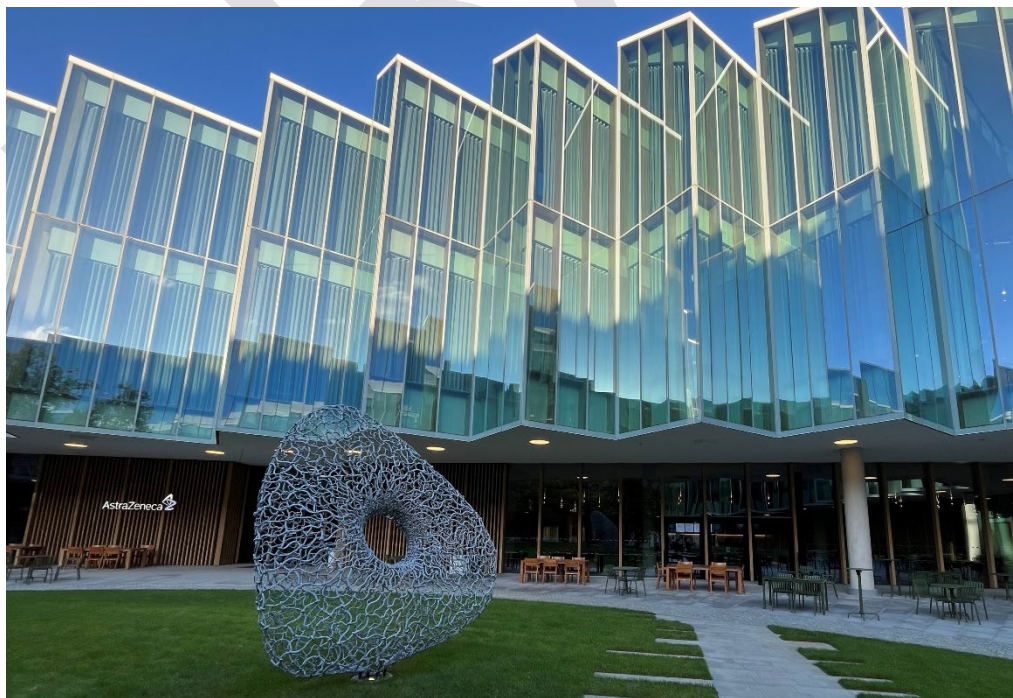


Image 3: Publicly accessible courtyard of the AstraZeneca building

## Existing Campus amenities

3.20 The Campus also provides food and beverage, retail and other amenity facilities onsite. Current provision is listed under headings below:

### Food and beverage

- Amigos Coffee Shop
- Amigos Express Newsagents
- Burger King
- Costa Coffee
- Marks and Spencer's Simply Food
- Spice of Life
- WRVS Coffee Shop
- Coffee Lab
- Food truck provision at Royal Papworth Hospital
- Costa Pod at Addenbrookes Treatment Centre
- JCBC Café at the Jeffrey Cheah Biomedical Centre
- Café at 1000 Discovery Drive
- Other outposts with Catering Facilities including cafés in the Rosie Maternity Hospital, the Clinical School and the AstraZeneca Hub

### Retail

- Barclays Bank
- Barr Ellison Legal Advice
- The Body Shop
- The Stock Shop

### Other services

- Frank Lee Leisure Centre
- Nurseries including on Robinson Way, adjacent to the Frank Lee Leisure Centre and within the AstraZeneca Hub
- Chapel

3.21 Although the food outlets and other amenities listed above are available on campus they are unevenly distributed across the site, typically not open throughout the night despite the 24 hour nature of the campus and not easily accessible for all staff, visitors or the general public The Frank Lee Centre is the only leisure facility on the Campus available for employees but is not located centrally and membership is undersubscribed.



## Existing Campus public realm and open spaces

- 3.22 As a result of continued growth around Addenbrookes Hospital up until around the year 2000, much of the central part of the Campus is designed to accommodate the functional and effective running of the hospital, including accommodating emergency vehicles, buses, car parking and servicing for deliveries and refuse. This is reflected in the form, layout and scale of the existing campus buildings as well as the streets and public spaces. Therefore, space for pedestrians is often limited and does not always result in a comfortable, convenient or pleasant experience for those working or visiting this part of the Campus.
- 3.23 More recent development across the Phase 2 land, including the AstraZeneca Discovery Centre and Royal Papworth Hospital and adjacent open spaces, has sought to improve the quality of the public realm and open space within the Campus and provides a glimpse into future opportunities that could be delivered elsewhere on the Campus.
- 3.24 In terms of landscape, the Campus is located between a rolling agricultural landscape in the south and the suburban edges of the Cambridge in the north and east. Hobsons Park is located to the west of the Campus and railway line, providing a large open, green space. Within the Campus there are courtyard gardens in many of the clinical buildings which are accessible for patients and staff but largely hidden. New public green spaces at 'The Green and the Gardens' have recently been added to the northwest of the Campus and now form the main publicly accessible green open spaces. 'The Oval' green space to the north of the Frank Lee Centre also provides public open space in the north of the Campus.



Image 4: 'The Oval' green space on the Campus

- 3.25 Existing tree cover, habitats and green infrastructure are concentrated on the edges of the Campus and along the roads. There are also large established groups of trees around the Forvie site in the southeast corner of the Campus, and between buildings in the northern parts of the Campus particularly around the Frank Lee Centre and the residential accommodation to the north and east.
- 3.26 In summary, although parts of the Campus include an element of green space and public realm, it is dominated by streets and buildings. Most users of the Campus do not have direct access to high quality public realm or green open space for play, recuperation, sports or any other outdoor activities to support health and wellbeing. Green infrastructure is also unevenly distributed across the Campus and so there are large areas with no green infrastructure, links to natural habitats to support biodiversity or improve the Campus environment.

### Existing Campus building design

- 3.27 The existing hospital buildings, located in the north and east of the Campus mainly originate from the 1960s and have large floor plates and together form a dense pattern of buildings of varying materials and styles. Entrances and approaches to the buildings are not legible and the ground floors include inactive frontages. Some buildings have complex podium and basement levels, including servicing tunnels that do not address the public realm but do provide internal circulation routes. Some buildings have outdated building fabrics, poor ventilation and services such as heating. More recent clinical and research buildings are located to the south and west of the Campus and tend to be on more generous plots with more space for high-quality public realm. There is more consistency in

use of materials and more active facades at ground level in these more recent buildings but overall, due to the long term and piecemeal approach to development, the Campus architecture lacks coherency.

3.28 Building heights vary across the Campus from low rise single storey buildings up to 5m high to buildings of 40m to 45m high which include some of the more recent buildings such as Papworth Hospital. The main Addenbrooke's Hospital building reaches nine storeys and is visible from the southern, southeastern and western approaches into the city. The tallest building on the Campus is the incinerator chimney that is approximately 78m high and located to the northeast of the Campus which also forms a distinctive landmark in the built environment when approaching Cambridge by train to the northwest of the Campus, and from Hills Road to the northeast of the Campus.



Image 5: Addenbrooke's Hospital incinerator chimney

## Existing Campus connectivity and movement

- 3.29 The Campus is located between Hills Road/A1307 on the east of the Campus and the London to Kings Lynn railway on the west and there is an internal campus road layout which follows a rough north-south-east west grid, providing blue light routes, bus routes, servicing, and car access routes. Three multi storey car parks (MSCP) are in the north and centre of the Campus providing parking for hospital staff, visitors and patients and a further three MSCPs have planning approval. Surface level parking, including temporary car parks, also contributes to parking provision across the Campus. The main bus station is located on the east of the Campus at Hills Road and close to Addenbrookes Hospital. The site is also served by the Cambridgeshire Guided Busway which connects the Campus to Trumpington Park and Ride in the south to Cambridge Station and City Centre to the north of the campus. Informal cycle and pedestrian routes access the Campus from the north, east and west with formal cycle paths including NCN 11, providing links into the south of the Campus and links to Babraham Park and Ride.
- 3.30 The railway line forms a barrier to movement to and from the west because there are only two bridges over the railway and one is exclusively for the guided busway, pedestrians and cyclists. The southern edge of the Campus is bordered by farmland and the northern edge of the Campus is bordered by housing and Long Road Sixth Form College. This means that the internal road layout and the links to Hills Road in the east and Trumpington in the southwest are critical connections. The [Greater Cambridge Local Plan Transport Evidence Report \(2021\)](#) sets out that overall the proportion of people getting to the Campus by private vehicle is 36%, which is comparatively good considering the edge of city location of the Campus and that 33% of trips are made by active modes of travel. Nevertheless, the location of the Campus, the limited connections over the railway and the layout of the existing road network means that most vehicular traffic accesses the Campus from Hills Road and the Addenbrookes Access Road. As a result, this puts pressure on the road network and contributes to local traffic and congestion. The primary road layout within the campus also contributes to congestion inside the Campus which impacts on public transport accessibility.
- 3.31 The bus station on Hills Road is one of the main arrival points to the Campus but is distant from many of the newer clinical and non-clinical facilities. Routes into the Campus from the bus station are not clearly sign-posted to, making it harder to navigate around the Campus. Bus stops for the guided bus way route from the west and other bus routes which pass through the Campus are less convenient to access from parts of the Campus.



3.32 In summary, whilst the Campus is well connected to the rest of the city and the wider area by public transport, there are longer term opportunities to optimise the movement network in and around the campus to improve the way people get to and around the Campus whilst reducing impacts on local communities. In the short term, the opening of Cambridge South station and the proposed CSET project will further improve connectivity into the Campus and has the potential to significantly reduce car use for those working and visiting the Campus.

DRAFT

## 4.0 Cambridge Biomedical Campus development principles

- 4.1 This section of the SPD identifies a series of 'Biomedical Campus development principles' to help guide the approach of embedding health and wellbeing considerations to project design and integration across the Campus and so provide direction on how these issues can be resolved through high quality and well considered development. The complexity of the Campus and the range of projects coming forward means that there will need to be a degree of flexibility taken to ensure that guidelines are applied in a way that is proportionate to the scale, function, location and nature of the particular proposal being considered.
- 4.2 It is important to recognise principles of good design in the early stages of the planning process in order to deliver high quality development. The development principles set out in this SPD provide clear and tangible guidance to inform development proposals at the earliest stage of the pre-application process as a starting point for discussions, provide a response to the immediate campus and wider local context, whilst also providing a clear framework for decision making in the planning process.
- 4.3 It may not be appropriate to apply all of the development principles set out in this SPD for smaller scale planning applications, for example, the installation of roof top plant, utility projects, accessibility improvements and maintenance projects. However, in these individual cases there may be opportunities to apply some of the principles that should be considered as part of the design and feasibility process. These will need to be considered on a case by case basis through pre-application discussions. A reasonable, pragmatic and feasible approach should be taken. Additionally, urgent responses to public health instances may take priority over wider planning objectives for example, previously when temporary buildings and structures were introduced as part of the response to the Covid pandemic.
- 4.4 The development principles in this SPD are expressed through words and precedent images and not by reference to a masterplan.
- 4.5 The SPD identifies six overarching themes, which are identified below, that promote high quality development and align with the adopted policies for the Campus within the adopted Local Plans and the councils' ambition outlined above. The overarching themes and development principles are:

#### **4a. Open spaces and, landscape**

- 4a.1 — Multi-purpose role of open spaces
- 4a.2 - Ecology and biodiversity
- 4a.3 - Landscape and key views

#### **4b. The public realm**

- 4b.1 – Health and wellbeing
- 4b.2 – User experience and community
- 4b.3 – Culture, services and facilities

#### **4c. The built form**

- 4c.1 – Ground floor activation
- 4c.2 – Scale, character and materiality
- 4c.3 – Townscape and the historic environment

#### **4d. Connectivity and movement**

- 4d.1 – Wayfinding and permeability
- 4d.2 – Wider integration of the Campus
- 4d.3 – Accessibility

#### **4e. Sustainability**

- 4e.1 – Climate resilience
- 4e.2 – Design and construction
- 4e.3 – Environmental Health

#### **4f. Phasing and delivery**

- 4f.1 – Phasing
- 4f.2 – Delivery
- 4f.3 – Stewardship and management

4.4 Figure 1 below also shows the overarching themes and development principles.

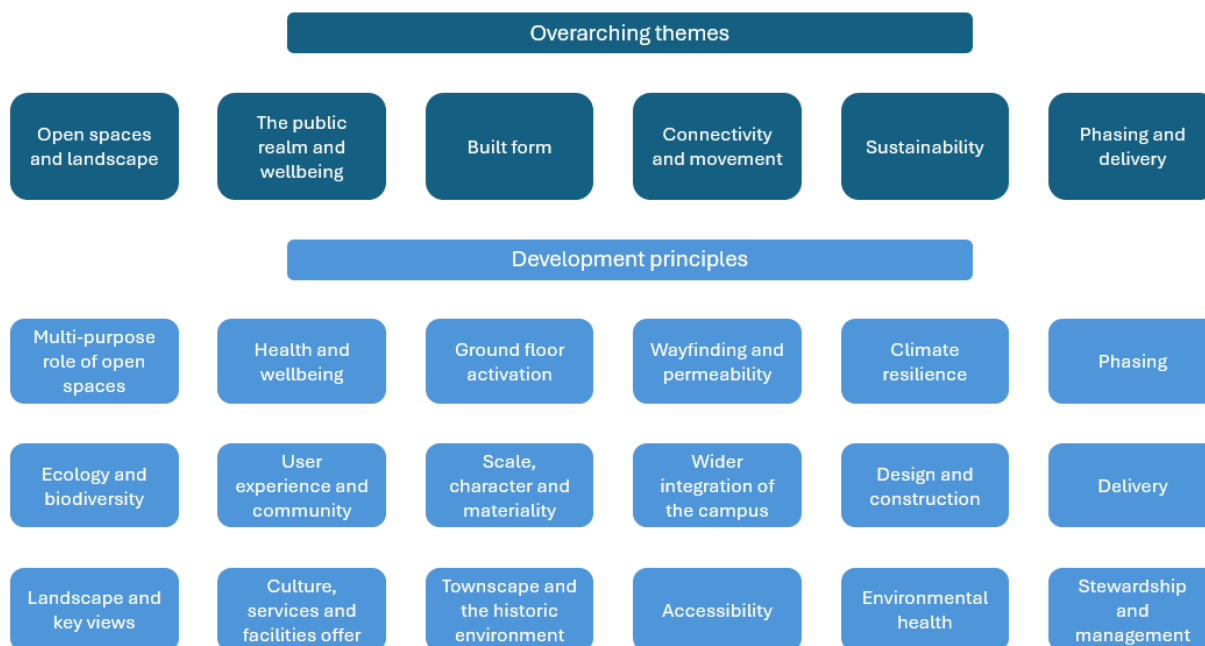


Figure 1: Graphic showing the overarching themes and development principles of the SPD.

#### 4a. Open spaces and landscape

- 4.5 Provision of high-quality open space and landscapes that perform a range of functions and contribute to biodiversity and nature are vital in creating sustainable developments. Green spaces are of particular value in healthcare environments because they can improve air quality, reduce temperatures, provide outdoor space whilst also providing space for activity and relaxation for patients, staff and visitors.
- 4.6 In 2019, the Cambridge City Council passed a [motion to declare a biodiversity emergency](#). The motion sets out how the council aims to reverse the decline biodiversity in and around Cambridge and pledges to work with organisations and communities to deliver measurable biodiversity net gain. The Council also has a [Biodiversity Strategy](#) that plans to protect and enhance wildlife habitats and promote a greater understanding of biodiversity.
- 4.7 South Cambridgeshire District Council also recognised the ecological emergency in 2019 and agreed to support the aim of doubling nature in South Cambridgeshire. The [Doubling Nature Strategy](#) sets out the approach to supporting the aim and is accompanied by a [Zero Carbon and Doubling Nature Action Plan](#) which lists the action the Council is taking to increase and enhance nature across the Council’s buildings and wider district.

- 4.8 Both Councils are part of the [Cambridge Nature Network](#) that highlights opportunities to create and enhance new habitats and natural green spaces in priority areas across the City, to contribute to the ambition of 'doubling nature' across Cambridgeshire.
- 4.9 In recent years, the Campus has seen a number of key public realm and open space improvements delivered with spaces like The Green and Gardens completed and other smaller spaces which are planned as part of the Cambridge Children's Hospital and Cambridge Cancer Research Hospital. However, more needs to be done to provide coherent approach and ensure that high quality public realm and other open spaces are delivered, and which embed biodiversity needs as part of their inherent design. Consideration also needs to be made for the open spaces at Nine Wells that could be negatively impacted by increased recreational pressure.
- 4.10 The principles set out in this chapter should be read alongside policies in the adopted Local Plans, set out in Appendix 1 and the [Biodiversity SPD](#) (2022), which sets out guidance on how development can enhance biodiversity through the planning process such as integrating biodiversity into the design stages and incorporating habitats into high quality landscape design. The principles should also be read alongside the [Cambridge City Council Tree Strategy](#) (2016-2026) that was adopted to enhance the benefits that urban trees can bring to our local communities and to the environment.

## **Key principles for open spaces and landscape**

### **Principle 4a.1 – Multi-purpose role of open spaces**

- i. Optimise the use of open spaces by designing multi-purpose, high quality spaces that provide for health and wellbeing, ecology and biodiversity.
- ii. Create a range of open spaces that provide comfortable formal and informal places to rest, socialise and play for people visiting, living, working or travelling through the Campus. Open spaces may be delivered through appropriately sized greens, gardens, pocket parks, play spaces or courtyards and ensure that the open space and play space needs of the development are met in full and on-site.
- iii. Ensure that open spaces are suitable for the different users of the Campus throughout the year. These may be public, communal and private spaces,

however, this should be clearly identifiable to users through their design, access routes and integration with the surrounding spaces and buildings.

- iv. Create opportunities for open spaces to be used by all in flexible ways such as for allotments, concerts, performances, exercise classes, event spaces, and fetes that offer physical and mental health benefits as well as introduce greenery to new and existing sites and pedestrian routes.
- v. Given the 24-hour nature of the Campus, open spaces should feel safe and inclusive throughout the day and night for all users including for women and girls.

#### **Principle 4a.2 – Ecology and Biodiversity Net Gain**

- vi. Identify opportunities where the tree canopy cover across the Campus can be increased, through new street trees and creating opportunities to incorporate native trees and planting, hedgerows, natural and semi-natural water features to form high-quality biodiverse habitats that surround the built form, and at podium and roof levels.
- vii. In line with planning legislation, provide for biodiversity and improve ecology on the Campus through habitat retention, creation and enhancement. To achieve the greatest biodiversity benefits, this should be integrated with the wider ecology network within and around the Campus, including wildlife corridors, and identifying specific local species to target through discussions with the councils' Ecology Team.
- viii. Seek opportunities to deliver BNG requirements triggered by smaller schemes in a considered and co-ordinated way.

#### **Principle 4a.3 – Landscape and key views**

- ix. Seek opportunities to integrate the Campus with the wider landscape and biodiversity network and features with the wider countryside to the south of the Campus.
- x. Identifying and exploring opportunities to incorporate key views and the skyline into and out from the Campus.

## 4b. The public realm and wellbeing

- 4.11 Creating a high quality public realm encourages healthy lifestyles, physically active communities and positively contributes to mental health and wellbeing. The quality of the public realm within the Campus varies considerably and whilst recent developments have either delivered or plan to improve parts of the Campus, there are existing streets and spaces that require significant improvement. A coherent approach to the public realm through the use of materials and street furniture is key to lifting the quality and coordinating streets and spaces on the Campus.
- 4.12 The Campus already provides a range of amenities and facilities to support the clinical and research functions and to provide for the everyday needs of patients, staff and visitors as well as those in surrounding neighbourhoods. In 2020 the NHS Property Services (NHSPS) launched the [Healthy Places programme](#) that focuses on transforming spaces and delivering projects that improve community wellbeing. As the Campus grows and develops, opportunities need to be taken to enhance and extend the range of amenities provided and to explore ways in which provision can be made both on a temporary and more permanent basis. Access to cultural facilities, retail and leisure also contribute to a sustainable community for people living and working in the area, visiting or using healthcare facilities.

### Key principles for the public realm to support wellbeing

#### Principle 4b.1 – The public realm

- i. Maximise opportunities to improve key streets and spaces throughout the Campus by aligning with emerging development proposals and maintenance regimes to achieve a high quality, consistently detailed and legible public realm.
- ii. Create high-quality public realm that promotes health and wellbeing and improves the user experience of the Campus through encouraging walking, wheeling and cycling and the use of outdoor spaces.
- iii. Activate streetscapes, open spaces and the public realm by creating routes and places of interest, opportunities to play, for people to encounter nature and dwell whilst forming legible routes that promote pedestrian and cycle movement.

- iv. Create flexible spaces for health and wellbeing activities such as exercise, social activities and space that fosters a sense of wellbeing and community on the Campus.
- v. Paving materials, street furniture and lighting within the public realm should focus on materials which can be re-used or re-located in the future to suit the Campus as it is developed. Materials should be aligned and coordinated with architectural proposals, wayfinding and improvements to connectivity and movement.
- vi. Identify opportunities to improve wayfinding through additional or improved signage.
- vii. Support meanwhile uses which promote active and healthy lifestyles whilst providing a meeting place for the various communities to come together and interact prior to the availability of permanent facilities.

#### **Principle 4b.2 – User experience and community**

- viii. Positively contribute to the sense of place of the Campus by providing clear definition between buildings and the public realm and improving the relationship with existing buildings on the Campus.

#### **Principle 4b.3 – Culture, services and facilities**

- ix. Seek and support opportunities to provide additional and enhanced services and facilities including a mix of flexible retail and commercial units that support the needs of patients, employees and visitors of the Campus throughout the day and night as well as supporting residents and the wider community.
- x. Review the range and location of food and beverage, retail, sports, recreation, faith and leisure services as proposals come forward to cater for all users throughout the day and night. This could be informed by the principles from the [NHS Healthy New Town programme](#) including access to affordable and healthy food, designing multi-functional green spaces and establishing community hubs or spaces. Where possible, ground floor uses facing onto the street should include active retail and leisure units.
- xi. Improve, and where needed, provide cultural facilities that foster a sense of belonging for Campus users to help to create a sense of community and provide valuable social infrastructure on the Campus.



- xii. Explore temporary 'pop-up' facilities and meanwhile or interim provision to bridge gaps in provision and meet with the expectations of a world leading Biomedical Campus site.

## 4c. Built form

- 4.13 Built form can be defined as the arrangement of streets, blocks and open spaces that are arranged to complement and work together in order to create a well-designed place. The built form can encourage the interaction between people and place and can respond to the local character, materiality and the historic environment.
- 4.14 The Campus has a range of buildings that vary significantly in terms of age, function and complexity. The need for delivering well designed buildings that meet the needs of patients, staff and visitors is well understood in hospital design and delivery and so achieving this on the Campus is a key part of helping it to maintain its reputations for excellence in terms of facilities and research.
- 4.15 Whilst large scale projects can plan and integrate current clinical and research needs, there are also a range of existing buildings where upgrades and refurbishment will be needed over the coming years. The principles below will need to be considered with the ambition of creating coherent and user-friendly spaces across the Campus.

### Key principles for built form

#### 4c.1 – Ground floor activation

- i. Design ground floors and outdoor spaces to accommodate a mix of flexible uses to extend access to café, co-working spaces, nursery facilities and other leisure needs across the Campus for patients, employees and visitors of the Campus as well as supporting residents and the wider community.
- ii. Opportunities to improve the visibility of existing amenities should be taken and new amenity uses should ensure that they are well-located to activate adjoining streets and spaces.
- iii. Create a clear definition between public, communal and private spaces, and provide natural surveillance of the public realm.

#### **4c.2 – Scale, character and materiality**

- iv. Seek to positively relate new buildings to the surrounding built form by using appropriate form, massing and material palettes to strengthen the sense of character and place.
- v. Contribute to the user experience of the Campus for patients, visitors, workers and the wider community by providing high quality 'human scale' buildings, by ensuring that entrances, receptions and other points of interaction should employ more tactile materials and think about user comfort.
- vi. Create opportunities to use landscaping and planting that soften the space from the surrounding streets and built form and to create a sense of defined enclosure.
- vii. Plant and service demands on existing and future buildings should be designed flexibly to allow future demands to be met. This may also include exploring whether other more sustainable options are possible, such as alternatives to diesel back up generators, and whether it is possible to rationalise plant and equipment within existing buildings and spaces and if additional equipment can be sensitively integrated into existing roof spaces or podium level before utilising other ground level and external locations.
- viii. Recognise that some temporary and meanwhile buildings and structures may have a different scale, character and materiality to permanent solutions which may be considered acceptable in the context of a meanwhile proposal.

#### **Principle 4c.3 – Townscape and the historic environment**

- ix. Design buildings that positively respond to the emerging contemporary architectural character of the Campus whilst achieving coherent design with existing adjacent buildings.

### **4d. Connectivity and movement**

- 4.16 The Campus needs to meet a wide range of users needs throughout the day. This creates challenges about who and what has priority and how key blue light and service delivery routes are integrated. However, streets and spaces should create safe and attractive routes that promote walking,

wheeling and cycling for those who can, and which can connect into Campus facilities, such as the patient shuttle bus, and so reduce dependency on private car use.

- 4.17 In 2021 Paths for All commissioned the Sensory Trust to develop The Outdoor Accessibility Guidance to support in creating outdoor places, spaces, routes and facilities more accessible and inclusive for all users. The guidance sets out principles and examples of good practice that can be implemented in designing outdoor spaces for walking, wheeling or cycling. This guidance along with the [Active Travel England: planning application assessment toolkit](#) should be referred to and incorporated into relevant development proposals.
- 4.18 Car parking provision to meet the needs of the Campus is well understood but needs to continued to be controlled and monitored in order for the Campus to continue to reduce its modal shift ambitions and to recognise the significantly enhanced public transport opportunities that will be available for the Campus in the coming years including Cambridge South Station.

## **Key principles for connectivity and movement**

### **Principle 4d.1 – Wayfinding and permeability**

- i. Create permeable streets, spaces and movement networks that are accessible to all users, allow users to navigate the Campus with ease and prioritise external spaces based on the street user hierarchy which prioritises the needs of pedestrians.
- ii. Maintain the important network of internal streets and connections within Addenbrooke's hospital, whilst also incorporating the operational needs of strategic blue light routes along Dame Mary Archer Way and Robinson Way.
- iii. Review routing and arrangements for delivery and service vehicles, including last mile delivery hubs and cycle-based deliveries. This should minimise the impact of servicing and deliveries on pedestrians, cyclists and public transport and limit peak time travel demand on the Campus whilst supporting the delivery of materials to research buildings.

### **Principle 4d.2 – Wider integration of the Campus**

- iv. Improve the integration between the Campus and the surrounding communities by enhancing walking, wheeling, cycling and public transport connections to and from the Campus including to key healthcare and employment buildings.
- v. Integrate new development with new and emerging transport schemes and projects to create a joined-up approach to wayfinding, connectivity and across the Campus and to nearby areas. These schemes may include the development of Cambridge South Station and other projects.

#### **Principle 4d.3 – Accessibility**

- vi. Promotion of Active Travel measures should underpin travel planning for the Campus with opportunities to connect into existing and future sustainable travel modes (such as Cambridge South Station and CSETS) maximised to meet the needs of those who experience reduced mobility.
- vii. Encourage cycling and other forms of wheeling to and from the Campus by locating cycle and other wheeled parking within or adjacent to building entrances to allow for users on the Campus to be able to access their destination safely and comfortably.
- viii. Develop cycle and car parking strategies to prioritise the provision of new or improved cycling infrastructure, further develop the walking and cycling network in and around the Campus and to manage the approach to car parking.
- ix. Develop clear strategies for car parking to understand and mitigate cumulative impacts and support the transition towards a greater use of electric vehicles through vehicle charging points (both active and passive) which, given the urban nature of the Campus, reflect the standards applied within Cambridge City.

## **4e. Sustainability**

- 4.19 Cambridge City Council shared the sustainability vision to be net zero carbon by 2030, setting targets through a [Climate Change Strategy](#) and [Carbon Management Plan](#). South Cambridgeshire District Council declared a climate emergency in 2019 and has adopted a [Zero Carbon Strategy](#) to reduce carbon emissions and support businesses and local communities to achieve carbon net zero.

- 4.20 The principles set out in this chapter build on the adopted Local Plans and should be read alongside the [Greater Cambridge Sustainable Design and Construction SPD](#) (adopted 2020). The SPD provides guidance on ways to reduce energy demand and associated carbon emissions, as well as carbon reduction requirements for achieving BREEAM 'excellent' and BREEAM 'very good' through mandatory credits. Proposals should adhere to or go beyond requirements for sustainability set out in the Sustainable Design and Construction SPD to design and deliver more sustainable forms of development.
- 4.21 The [Cambridgeshire Flood and Water SPD](#) (adopted 2018) should also be referred to. The SPD provides guidance for developers on how to manage flood risk and the water environment as part of new development proposals. It includes issues such as how to address flood-risk issues as part of the planning application process, and how to design developments to manage and mitigate flood risk. It also covers how to incorporate sustainable drainage systems into new developments.
- 4.22 Greater Cambridge has committed to deliver continued air quality improvements working towards the World Health Organisation air quality guidelines in the [Greater Cambridge Air Quality Strategy](#) (2024). To protect the health of users on the Campus whilst supporting continued growth and development, all proposals should design out air quality impacts and reduce contribution to overall emissions. All proposals should include an Air Quality Statement detailing how this has been achieved.

## **Key principles for sustainability**

### **Principle 4e.1 – Climate resilience and mitigation**

- i. Support the use of sustainable and energy efficient building materials with low embodied carbon that will support the transition to net zero carbon and contribute to achieving high quality design of buildings. Minimising the contribution of building materials to the urban heat island effect must also be considered.
- ii. Prioritise a Retrofit first approach to existing buildings that focuses on retaining, adapting and existing buildings and structures as the first design option to be considered and assessed. Where this is not a viable long term option, consider the use of buildings on a meanwhile basis and maximise the reuse of materials on the same building or Campus.

- iii. Integrate the principles of sustainable design and construction in all aspects of design, including energy efficiency and renewable energy generation, biodiversity and green and blue infrastructure provision, heat and water demand. Applicants are encouraged to commit to post-occupancy evaluation studies with measurable data on the building's performance including energy and water efficiency standards.
- iv. For non clinical uses, seek to exceed water efficiency targets by including non-potable water supply, harvested rainwater or re-used greywater and including sustainable urban drainage systems (SuDS).

#### **Principle 4e.2 – Design and construction**

- v. Follow the energy hierarchy and take a 'fabric first' approach, which maximises the performance of the materials and components that make up the building fabric itself, before considering the use of electrical or mechanical building service systems.
- vi. The thermal performance of the building fabric should seek to provide a comfortable internal environment throughout the year, with a specific emphasis upon the prevention of summertime overheating and winter heat loss. Providing natural ventilation, adequate daylight and the use of external shading are key elements of a passive design approach that will save energy and help achieve net zero carbon.
- vii. Seek opportunity for buildings orientation to be set out to minimise energy demand and maximise renewable energy generation potential, with the use of simple building forms to improve energy performance and efficiency. Any external equipment must be shown on plans and elevations to show how they have been integrated into the building design.
- viii. Seek opportunities to support the transition to net zero carbon with reference to relevant frameworks including the NHS Net Zero Building Standard.

#### **Principle 4d.3 – Environmental health considerations**

- ix. Consider impacts on air quality, noise and vibration, and contaminated land through the uses on the Campus and through construction phases of development.

- x. Ensure lighting of buildings and open spaces is ecologically sensitive to avoid impacts on the rural edge and Hobson's Brook and overall levels of light pollution.
- xi. Promote sustainable transport and dedicated routes for cycling and pedestrians to reduce dependency on car use and improve air quality.
- xii. Create well-ventilated buildings that encourage convective air movement.

#### 4f. Phasing and delivery

- 4.23 The nature of projects likely to come forward during the timeframe of this SPD varies in terms of size and complexity. As such the phasing and co-ordination of change on the Campus is difficult to set out in any great detail. Large scale projects can deliver significant and coordinated change, but smaller projects present more of a challenge. The other key challenge is how to resolve and achieve beneficial change to areas that sit outside of replacement or refurbishment programs. Co-ordinating funding streams and maintenance and management plans creates the possibility of achieving coherent and comprehensive change and schemes coming forward will be challenged to demonstrate how they fit into the bigger picture plans for the Campus.
- 4.24 In March 2024, Cambridge City Council published its [Community Wealth Building Strategy and Approach](#) which seeks to address the significant inequalities experienced across parts of the City. A key approach identified in the Strategy is to take a holistic, systems-based approach by working collaboratively with a range of stakeholders including partner organisations and businesses. The Campus is well placed to support the implementation of this strategy. As an anchor organisation and key employer in the region, the Campus has good opportunity to play its part in bringing forward improvements to the health and wellbeing of the City and region.

## **Key principles for phasing and delivery**

### **Principle 4f.1 – Phasing**

- i. Seek to deliver the Campus through appropriate strategies, assessments and evidence that conform to the adopted Local Plans.
- ii. Deliver where appropriate infrastructure to support individual phases of the Campus and the longer-term proposals coming forward to future-proof the design of the Campus.
- iii. Effectively deliver and manage a range of temporary permissions and meanwhile uses to improve the Campus for workers, visitors and local people. Therefore, positively contributing to the needs of existing and future users of the Campus and to effectively utilise space in the short-term.

### **Principle 4e.2 – Delivery**

- iv. Actively manage the timely delivery of infrastructure and public realm enhancements at early phases of development to support the needs of all users of the Campus.
- v. Opportunities to deliver co-ordinated improvements to the streets and spaces across the Campus should be maximised as part of redevelopment and estate maintenance and renewal programmes.
- vi. Seek to overcome barriers to delivery through appropriate strategic or site-specific strategies.

### **Principle 4e.3 – Stewardship and management**

- vii. Encourage stewardship of streets and spaces to create opportunities for wider community involvement.
- viii. Identify ways to work in partnership with campus users, the wider community and other stakeholders across the City to support the Cambridge Community Wealth Building Strategy. This can range from providing skills and training opportunities to meet current and future skills gaps, community decision-making, supporting local businesses and social enterprises through supply chains to exploring opportunities to use or manage buildings and land assets for community wider benefit.



- ix. Share knowledge and lessons learned in the delivery and phasing of development on the Campus with relevant landowners and stakeholders.

DRAFT

## 5. Obligations and mitigation

5.1 The final chapter of this SPD sets out guidance to mitigate potential impacts from development proposals coming forward on the Campus and provides a framework for developers to consider to create high quality schemes across the Campus.

5.2 New development proposals may result in cumulative impacts beyond the proposal boundary. Therefore, the following guidance should be considered in the preparation of planning applications and, through a Design and Access Statement, demonstrate how the proposal responds to any cumulative impacts that are generated as a result of the proposal. This should be proportionate to the scale, function, location and nature of the particular proposal being considered. 5.3 Following the guidance below will give the decision maker a level of confidence that any mitigation measures sought on a site-wide level will either form part of, or, contribute towards addressing the wider pressures that new development will place on the Campus and wider surrounding areas. The outcome is that individual developments will be planned and considered in a holistic manner, recognising that not all projects will be able to meet all of these objectives.

5.4 The following questions should be considered alongside other more detailed checklists that form part of other Supplementary Planning Documents such as the Sustainability Checklist in the [Greater Cambridge Design and Construction SPD \(2020\)](#) and the technical guidance provided in the [Greater Cambridge Biodiversity SPD \(2022\)](#).

5.5 The questions to consider ask 'does the proposal' do the following:

### Open spaces and landscape

#### Does the proposal?

- Provide sufficient open spaces for users of the development to avoid placing additional pressures on existing campus and surrounding public open spaces? This should consider all types of open spaces and users including children's play spaces, sport and leisure facilities. Applicants should seek to share schemes and joint user agreements where appropriate.
- Increase recreational pressures on existing habitats and species both within and surrounding the Campus?
- Integrate new and/or enhanced open space and ecology features into a wider campus and city-wide network?

- Appropriately balance the number and distribution of trees across the proposal to sequester carbon, provide cooling and shade to people, wildlife and buildings, reduce surface water runoff and form part of a wider tree canopy network?

## **The public realm and wellbeing**

### **Does the proposal?**

- Positively integrate with the Campus and surrounding community and provide spaces or opportunities that can improve community cohesion, integration and the health and wellbeing of all users?
- Provide or enhance services and facilities that are appropriate to the sites location and function and take opportunities to create a mix of flexible retail, community and/or commercial spaces?
- Offer opportunities for community planting and food growing spaces?

## **The built form**

### **Does the proposal?**

- Correctly locate uses, including those on the ground floor, in relation to the external environment and adjacent buildings?
- Incorporate sufficient amenity spaces into the scheme to optimise their use throughout the day and seasons?
- Make a positive contribution to the city's skyline through careful consideration of its visual impact?
- Take a holistic approach to the grain, form and facades to make sure they are well designed, have a good attention to detail and make a positive contribution to the surrounding context?
- Consider its environmental impact in terms of wind, daylight and overshadowing when also considered cumulatively with adjacent built form, open spaces and public realm?

## **Connectivity and movement**

### **Does the proposal?**

- Maintain or preferably enhance the level of pedestrian and cyclist permeability within the Campus to not add additional pressures on the existing movement network?
- Where appropriate locate fully accessible 'front doors' of buildings along routes that connect to key nodes and destinations, such as public transport interchanges.
- Improve wayfinding and legibility through the design and orientation of buildings and spaces but also through street furniture such as signage and maps?
- Position Mobility and Active Travel Hubs (including cycle parking provision) in convenient locations close to front doors and new or enhanced foot and cycle paths and have to ability to be expanded or relocated as future stages of development comes forward?
- Consider all feasible options to connect to existing rights of way and cycle networks to maximise active travel?
- Prevent or mitigate additional pressures on the highways network given existing known highway capacity issues in this part of Cambridge?
- Accommodate servicing and deliveries into the design of the scheme without impacting on the wider movement network, the safety of pedestrians and cyclists and economic and biological security issues where relevant? Has thought been given to how servicing and delivery requirements could integrate into a wider campus wide strategy in the future, for example through temporary arrangements or shared access points?
- Provide flexible private parking provision that can be reduced over time as active travel and public transport projects come forward?

## Sustainability

### Does the proposal?

- Include climate adaptation measures to respond to changing climate conditions including the choice of building and public realm materials, passive design to address heat management, enhanced green and blue infrastructure and drought tolerant planting?

- Connect to or have the potential to connect to a wider campus or development phase wide energy, utilities and drainage networks?
- Minimise the use of water through building design, rainwater harvesting and water recycling?
- Follow the energy hierarchy to reduce energy demand and associated emissions, support the transition to net zero carbon and meet energy efficiency standards?
- Design out air quality impacts ensuring contribution to sites overall emissions are reduced, preventing cumulative worsening of air quality across the site?

## Phasing and delivery

### Does the proposal?

- Set out a clear narrative to how the scheme will come forward and integrate with adjacent proposals and wider projects, such as Cambridge South Station?
- Provide Phasing Plans to demonstrate how development will be phased, having regard to current infrastructure, emerging plans/strategies and other technical evidence such as Transport Assessments?
- Enable relevant and appropriate meanwhile and temporary uses to come forward that meets the needs of the Campus and wider community and delivers positive outcomes, recognising and addressing any adverse impacts such as noise, traffic, parking, safety and general disturbance?
- Support community wealth building for both those living, working and visiting the Campus as well as the wider City?

## Preparing planning applications

5.4 Whilst the main purpose of this SPD is to provide a planning framework to achieve high quality and well considered development on the Campus and should form the basis for initial discussions with GCSP through the pre-application process which can then be demonstrated through supporting materials such as a Design and Access Statement. It is therefore strongly encouraged that applicants bringing forward planning applications for new development on the Campus should seek advice from the [Greater Cambridge Shared Planning Pre-Application Advice Service](#) before submitting an application. This early engagement will not only help to deliver

the best planning outcomes and speed up the decision making process, but also provide the opportunity to explore the principles, guidance and questions outlined in this SPD to determine how they can be practically and feasibility applied.

DRAFT

## **Appendix 1: Adopted Local Plan Policies relevant to the Cambridge Biomedical Campus SPD**

This Appendix sets out the relevant planning policies within the Cambridge Local Plan (2018) and South Cambridgeshire Local Plan (2018) that should be read alongside the SPD when determining planning applications for CBC. They are listed along with a summary of the policies content.

### **Cambridge Local Plan (2018) policies**

#### **Policy 1: The presumption in favour of sustainable development**

The Council when considering development proposals take a positive approach that reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework (NPPF). The NPPF states that the purpose of planning is to help achieve sustainable development. For Cambridge, sustainable means supporting and enhancing an efficient, compact city form that is attractive, highly accessible and meets its needs now and in the future. Development in the region needs to manage new growth and also enhance economic success, quality of life and place, and contribute to the well-being of many diverse communities in Cambridge.

#### **Policy 2: Spatial strategy for the location of employment development**

To support Cambridge's economy, the Local Plan aims to increase the provision of employment opportunities across the region, with particular emphasis on growing the Cambridge Cluster of knowledge-based industries and institutions in the city. Proposals that help reinforce the existing high technology and research clusters of Cambridge will be supported. In Policy 2 of the Local Plan identifies six key locations that new employment land would be allocated to in order to support the growth of the Cambridge Cluster. One of these sites is the Cambridge Biomedical Campus (including Addenbrooke's).

#### **Policy 3: Spatial strategy for the location of residential development**

The overall development strategy set out in the Local Plan has focused the majority of new development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The Council have looked to make the most effective use of previously developed land and increase access to services and facilities locally. The Local Plan between 2011 and 2031 needs to provide 14,000 additional homes to meet the objectively assessed need for homes identified in the update to strategic housing market assessment (SHMA) for the Cambridge housing Market area.

#### **Policy 4: The Cambridge Green Belt**

The Cambridge Green Belt as indicated in [Cambridge City Councils Policy Map 2018](#), has been implemented to preserve the unique setting and special character of the city. The Green Belt is a key component in providing active and passive sport and recreation in the city and provides biodiversity value. Across Cambridge the impact of the Green Belt has contributed to the relationship between high quality of life, place and economic success. Therefore, the Local Plan sets out that new development in the Green Belt will only be approved if it is in line with Green Belt policy in the NPPF.

#### **Policy 5: Sustainable transport and infrastructure**

This policy states that development proposals must be consistent with and contribute to the implementation of transport strategies and priorities set out in the Cambridge Local Transport Plan (LTP) and the Transport Strategy for Cambridge and South Cambridgeshire (TSCSC). Cambridge City Council and developers are working together to achieve the objectives and implement the Cambridge specific proposals in the LTP and the TSCSC with particular emphasis on securing modal shift and the greater use of more sustainable forms of transport. Working with partners to support the implementation of transport schemes to improve linkages across the region is something the Council has looked to achieve through adopting this policy. By increasing transport schemes in the region this will in turn increase the use of sustainable transport modes and will improve the accessibility to employment and service from all areas of the city.

#### **Policy 6: Hierarchy of centres and retail capacity**

Policy 6 sets out the Hierarchy of Centres which categorises areas of the city based on the size and range of services and facilities as shown on the Policies Map. New development that provides retail should contribute positively to the vitality and viability of the centre. Any retail developments proposed outside the identified centres must be subject to a retail impact assessment, where the proposed gross floorspace is greater than 2,500 square meters. Alternatively, a retail assessment may also be required below this threshold where a proposal could have cumulative impact or an impact on the role or health of nearby centres within the catchment of the proposal. New centres are planned in the urban extensions in the south and north west of the city, and once these have been developed, they be considered as part of the hierarchy.

#### **Policy 8: Setting of the city**

Policy 8 states that development on the urban edge including sites within and abutting green infrastructure and the Cambridge Green Belt, open spaces and the River Cam corridor will only be supported if it meets a select criteria listed in the



Plan. Proposals where the primary objective is to conserve or enhance biodiversity, particularly proposals for landscape-scale enhancement across the local authority boundaries will be supported. Moreover, the Council also supports proposals which deliver the strategic infrastructure network and priorities set out in Cambridge green infrastructure network and priorities set out in the Cambridgeshire Green Infrastructure Strategy.

### **Policy 10: The City Centre**

The Local Plan has identified Cambridge City Centre as a primary focus for developments. The Council aims for development in the City Centre to improve the capacity and quality of the public realm. Cambridge City Centre is a thriving regional centre and an international tourist destination. In addition, it also accommodates the needs of individuals who live, work and study in the city through various retail and service provisions. The Council aspire to continue to increase and retain the capacity and improvement of the public realm of the City Centre and set out a specific criteria on what new development or redevelopment should implement to achieve this.

### **Policy 14: Areas of major change and opportunity area - general principles**

Policy 14 sets out how development within the Areas of Major Change (AOMC) and Opportunity Areas should be of the highest quality design and incorporate the principles of sustainable design and Construction. The policy sets out clear criteria regarding how development at sites within AOMCs and the Opportunity Areas shall be granted permission. The council continues to ensure that the AOMC's and Opportunity Areas are developed in the most appropriate way, taking into account the sustainability, mixed-use and design objectives set elsewhere in the plan.

### **Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use**

Policy 28 states that development should seek opportunities to integrate the principles of sustainable design and construction into the design of proposals. For promoters of major development, including redevelopment of existing floor space the City Council require them to prepare a Sustainability Statement as part of the Design and Access Strategy of their Design and Access Statement submitted with their planning application. In the submitted Sustainability statement issues including adaptation to climate change, carbon reduction, water management, site waste management and use of materials will be considered. Policy 28 also requires all new developments to meet minimum standards of sustainable construction, carbon reduction and water efficiency unless it can be demonstrated that listed standards are not technically or economically viable. The required standards are listed in the Cambridge Local Plan (2018).

### **Policy 29: Renewable and low carbon energy generation**

The Local Plan sets out clear aims to increase the proportion of energy generated from renewable and low carbon sources to help Cambridge meet national targets for carbon reduction and meet its vision of a low carbon city. Policy 29 states that development proposals involving the provision of renewable or low carbon energy generation will be supported subject to acceptability of their wider impacts.

### **Policy 31: Integrated water management and the water cycle**

The Surface Water Management Plan and Strategic Flood Risk Assessment for Cambridge have found there is little or no capacity in the rivers and watercourses locally to receive surface water run-off from Cambridge. This is an issue that the council have looked to address through the implementation of Policy 29 to ensure that surface water is adequately managed so that flood risk is not increased elsewhere. To gain approval, planning proposals must conform with the listed criteria in Policy 29 which ultimately seeks to minimise the risk of surface water.

### **Policy 33: Contaminated Land**

Contaminated land not only poses significant health risks to future occupiers, but also threatens water resources and the wider natural environment. Policy 33 acknowledges these risks and sets out the requirements for developers to quantify and to mitigate these risks ahead of new development.

### **Policy 34: Light pollution control**

To ensure that development proposals are carefully designed to minimise the risk of light pollution, Policy 34 sets out clear criteria for developers when new external lighting or changes to existing lighting are proposed.

### **Policy 35: Protection of human health and quality of life from noise and vibration**

The impact of noise can have a significant impact upon environmental quality, health and quality of life including amenities. Due to the urban nature of Cambridge, noise level varies across the city depending on its location to business, commercial and industrial areas. Policy 35 sets out clear criteria for developers to ensure that development will only be permitted where future user of the development is not exposed internally or externally to unacceptable levels of noise pollution/disturbance from existing or planned use.

### **Policy 36: Air quality, odour and dust**

The primary impacts on air quality in Cambridge are from road transport, and domestic, commercial and industrial heating sources. Policy 36 sets out criteria for development proposals that looks to reduce these apparent impacts through ensuring that applications demonstrate that development will be monitored and mitigated by the developer.

### **Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding Zones**

Policy 37 of the Local Plan sets out the conditions for development in Cambridge's Airport Public Safety Zone and Air Safeguarding Zones. Air Safeguarding zones are implemented to restrict the amount of development to ensure safety for the public and aircrafts when flying in the vicinity of Cambridge Airport.

### **Policy 40: Development and expansion of business space**

Policy 40 encourages development in the form of new offices, research and development and research facilities to come forward at selected locations in the city. One of which is the Cambridge Biomedical Campus where research development facilities will be supported. Development at these selected locations will help grow the Cambridge Cluster, by ensuring that there is sufficient employment land in the right locations.

### **Policy 41: Protection of business space**

The [Employment Land Review \(2012\)](#) noted a significant loss of industrial floorspace in Cambridge. High residential land values and a scarcity of developed land in Cambridge has meant that there is a continued pressure on employment floorspace from other uses. Policy 41 seeks to protect land in employment use (B use class) and sui generis research institutions, to ensure that sufficient supply remains to meet the demand. Criteria is set out in the policy for development inside and outside of protected industrial sites.

### **Policy 42: Connecting new developments to digital infrastructure**

Policy 42 states that it is integral for new developments to make provision for high-capacity broadband. This provision of high-quality broadband to new homes and offices in Cambridge can avoid future disruption and harm to the street scene and also ensure that new development is fully integrated into modern communications technology.

### **Policy 43: University development**

The University of Cambridge is a vital driver of the Cambridge economy and is the main reason for so many high technology and knowledge-based employers locating the city. Cambridge City Council acknowledge the importance of academic development and commercial research development in sustaining this growth in the economy, therefore the council have set policy to ensure university development continues to enhance faculty and research facilities. The Local Plan sets out clear criteria for university development inside and outside the City Centre. Development or redevelopment of faculty, research and administrative sites for the University of Cambridge and Anglia Ruskin University will be supported when it meets the principles set out in the policies criteria and other related planning policies. One of the allocations made outside of the City Centres is the development of medical teaching and research facilities and related university research institutes at Cambridge Biomedical Campus.

### **Policy 55: Responding to context**

Ensuring that the context of any proposal is considered early on as part of the design processes is essential. A development that responds positively to its context is one that will either enhance areas of existing high quality or will seek to introduce distinctiveness to areas of weaker character. Having an understanding of and appropriate response to the context will ensure that the special character of Cambridge is protected and enhanced. Policy 55 provides a clear criteria for development stating that it will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from key characteristics from its surrounding to help create distinctive and high-quality places.

### **Policy 56: creating successful places**

The Local Plan outlines how successful places will create environments that are inclusive and accessible by balancing the needs of all users through high quality design. Policy 56 sets criteria for development proposals to ensure that development is designed to be attractive, high quality, accessible, inclusive and safe. Proposals that adhere to this policy criteria will be supported.

### **Policy 57: Designing new buildings**

High quality building design is linked to context, in terms of appropriateness, and to place making in terms of how the proposed development will be sited. The Local Plan states the importance of proposed development being considered in terms of site location, height, scale, form and proportions, along with materials and detailing. The policy supports development proposals for new buildings can demonstrate have a positive impact on their setting. Criteria is listed which identifies what needs to be demonstrated in order for a proposal to gain approval and conform with this policy.

### **Policy 58: Altering and extending existing buildings**

Both residential and non-residential buildings often need to be adapted over time to meet the changing needs of occupiers. It is therefore vital that any alteration or extension to a building is carefully designed to avoid it destroying the character or integrity of the existing building or negatively impact neighbouring properties. Policy 58 sets out criteria for development proposals to gain permission to alter and extend buildings to ensure that development does not have adverse impacts.

### **Policy 59: Designing landscape and the public realm**

Policy 59 sets out the importance of designing and integrating development into its surrounding landscape. Buildings and the spaces around them should be thought of holistically with the landscape and public realm being as important as the building itself. This policy ensures that development enhances the function, character and amenity value of spaces and boundaries surrounding development. Criteria is listed in the policy to ensure that external spaces, landscape, public realm and boundary treatments are an integral parts of new development proposals.

### **Policy 60: Tall buildings and the skyline in Cambridge**

Policy 60 sets out the importance of maintaining and enhancing the overall character and qualities of its skyline as the city continues to and develop in the future. Proposals for new tall buildings will need to demonstrate how they have taken account of the prevailing context and more distant views to enhance the skyline. Any proposal for a structure that breaks the existing skyline or is significantly taller than the surrounding built form must conform to criteria set out in Policy 60.

### **Policy 61: Conservation and enhancement of Cambridge's historic environment**

Cambridge's historic and natural environment defines the character and setting of the city and has a significant contribution to the quality-of-life residents in the city have. The Local Plan sets out that growth in the city through development will preserve and enhance the historic and natural environment surrounding the city's historic core. Policy 61 sets out clear criteria to ensure that proposal will conserve and enhance Cambridge's historic core.

### **Policy 62: Local Heritage Assets**

Policy 62 of the Local Plan seeks the retention of local heritage assets, including buildings, structures, features and gardens of local interests as detailed in the Councils Local List. A proposal will be permitted where it can demonstrate that they retain the significance, appearance, character or setting of a local heritage asset.

### **Policy 68: Open space and recreation provision through new development**

Policy 68 sets out that all residential development proposals should contribute to the provision of open space and recreation site/facilities on-site. The integration of open space into proposed development should be considered in the early stages of the design process. On-site provision of open space in new major developments will be considered the norm, therefore new development major sites must meet obligations to provide open space on-site.

### **Policy 69: Protection of sites of biodiversity and geo diversity importance**

The Local Plan aims to continue to minimise the impacts of development on biodiversity and geodiversity in the city. Policy 69 ensures that development will only be supported when it can adequately demonstrate that the proposal will not have an adverse effect on biodiversity and where required suitable mitigation measures have been applied. The criteria set out in this policy also requires developers to demonstrate where possible measures to enhance the nature conservation value of the site affected through habitat creation, linkage and management.

### **Policy 70: Protection of priority species and habitats**

Policy 70 states that the aim of any proposal should be to leave any protected species in situ. If this is not possible then the species population may be transferred to an alternative location, as long as it can be demonstrated that there will be no harm to the population being moved or to the species and habitats of the receptor site. A management plan must also be provided to show how this will be achieved in the long term.

### **Policy 73: Community, sports and leisure facilities**

Policy 73 sets out criteria to ensure that developments of new or existing community, sports and leisure facilities improve the range, quality and access to facilities both within Cambridge and where appropriate, in the sub-region of the city. Proposals for new facilities or the replacement of existing facilities are supported where there is a local need. This must be demonstrated through a local need assessment.

### **Policy 75: Healthcare facilities**

Cambridge City Council continue to work with relevant health organisation to provide high quality and convenient local health service in all parts of Cambridge, with particular emphasis on development occurring in areas of growth. Policy 75 sets out criteria for development proposals that are enhancing or introducing new healthcare facilities.



### **Policy 77: Development and expansion of visitor accommodation**

Cambridge has continued to see a growing demand for visitor accommodation particularly in city centre and the outskirts of the city. Policy 77 identifies areas where visitor accommodation will be supported as part of mixed-use schemes. Cambridge Biomedical Campus is one of the areas listed in the policy. The policy also states that new visitor accommodation should be located on frontages of main roads or in areas of mixed-used with good public transport accessibility.

### **Policy 80: Supporting sustainable access to development**

Policy 80 aims to ensure that any major development in that is proposed in the city has access to a high quality and efficient transport network. The council have continued to work with partners including the Cambridgeshire County Council as the highways authority to ensure that new developments promote good access to high quality, sustainable modes of transport.

### **Policy 81: Mitigating the transport impact of development**

New development often brings with it a need for new transport and more pressure on existing transport networks. The additional strain on the transport network as a result of new development has to be appropriately assessed by the Council and Cambridgeshire County Council as the highways authority and mitigated. Development will be permitted where it does not have an unacceptable transport impact.

### **Policy 82: Parking management**

Policy 82 outlines the need for planning proposals to conform with parking standards as set out in Appendix L of the Local Plan (2018) to gain approval. The Council have continued to promote lower levels of private car parking especially in non-residential development in favour of more sustainable transport modes such as walking, wheeling, cycling and public transport. This has been particularly important in the city centres as the transport strategy has been to increase access to the city without increasing overall parking levels.

### **Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy**

Policy 85 states that permissions will only be granted if it can demonstrate that there is, or will be, sufficient infrastructure capacity to support and meet all the requirements arising from the new development. Where existing infrastructure will be placed under strain due to the impact of new development, the council require developers in their proposals to improve existing infrastructure or make additional provisions so that an appropriate level of infrastructure is maintained.

## **South Cambridgeshire Local Plan (2018) policies**

### **Policy S/3: Presumption in favour of Sustainable Development**

When considering development, South Cambridgeshire District council take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The council continue to work proactively with applicants to find solutions to ensure that proposals accord with the Local Plan and Neighbourhood Plans and thereby can be approved.

### **Policy S/4: Cambridge Green Belt**

Policy S/4 of the Local Plan sets out the boundaries of the Green Belt in South Cambridgeshire and are defined on the Policies Map. The fundamental aim of the green belt policy has been to prevent urban sprawl by keeping land permanently open to ensure that the special character of the historic town is preserved. New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework.

### **Policy CC/1: Mitigation and Adaptation to Climate Change**

The National Planning Policy Framework (NPPF, 2012) requires that local planning authorities adopt proactive strategies to mitigate and adapt to climate changes. South Cambridgeshire District Council set out in policy CC/1 that in order for planning permission to be granted permission they must demonstrate and embed the principles of climate change mitigation and adaptation into the development. When applicants submit a proposal, they must submit a Sustainability Statement to demonstrate how these principles have been embedded into the development proposal.

### **Policy CC/3: Renewable and Low Carbon Energy in New Development**

South Cambridgeshire District Council set out in policy CC/3 the requirement for new dwellings and new non-residential buildings of 1,000m<sup>2</sup> or more to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies. The choice of which renewable or low carbon energy technology to use to deliver compliance with the policy rests with the applicant and should respond to specific characteristics of the development proposed.

### **Policy CC/4: Water Efficiency**

The Cambridge Water Company is in an area of water stress as designated by the Environmental Agency. Cambridge Water Companies Resource's management Plan shows that beyond 2035, without additional resources or greater efficiency, the need for water to serve development will be greater than currently available supply



Therefore, South Cambridgeshire District Council have set higher water efficiency standards than the National Building Regulations to ensure that a great supply of water can be saved to serve development. The requirements for proposals to achieve water efficiency are set out in Policy CC/4.

### **Policy CC/6: Construction Methods**

The construction of new developments can adversely affect the amenity of surrounding occupiers and the local environment through the generation of construction waste and spoil. Policy CC/6 sets out the requirements for applicants to ensure that the effects of construction are managed effectively. Applicants are required to submit a Construction Environmental Management Plan or a similar document to set out the management measure that builder will adopt to manage the effects of construction on the environment and surrounding communities.

### **Policy CC/7: Water Quality**

South Cambridgeshire District Council set out in Policy CC/7 clear criteria to ensure that any development that is proposed does not result in a deterioration of water quality and instead takes that opportunity to support the achievement of the Water Framework Directive Standards.

### **Policy HQ/1: Design Principles**

South Cambridgeshire District Council set out in Policy HQ/1 a set criteria for new developments to ensure that they achieve a high quality design and make a positive contribution to the local and wider context. The Council want development proposals to be of an appropriate scale, design and material for its location and conform with the design principles set out in the policy criteria. Proposals must reflect the design criteria appropriate to the scale and nature of the development.

### **Policy HQ/2: Public Art and New Development**

The provision of quality visual arts and crafts as a part of new development is encouraged by South Cambridgeshire District Council to enhance the quality of development proposals. Policy HQ/2 states that residential developments comprising of 10 or more dwellings and other developments where the floor area to be built is 1,000m<sup>2</sup> gross or more, including office, manufacturing, warehousing and retail development will be encouraged to integrate public art into the design of development. Where development is unable to achieve an appropriate scheme on the site the Council encourage developers to make a financial contribution to support public art initiatives.

#### **Policy NH/4: Biodiversity**

National legislation and planning guidance place a duty on local authorities to consider biodiversity through their local plans. South Cambridgeshire District Council are committed to protecting and enhancing biodiversity and work with partners to ensure that a proactive approach to the protection and management of biodiversity identified in national and local strategies and plans such as the Cambridgeshire Green Infrastructure Strategy and Biodiversity Action Plan is being taken. Policy NH/4 sets out clear criteria for development proposals to ensure that they maintain, enhance, restore or add to biodiversity.

#### **Policy NH/6: Green Infrastructure**

In 2011 a partnership of local organisations, including the South Cambridgeshire District Council, produced the Cambridgeshire Green Infrastructure Strategy which provides an overarching green infrastructure strategy and network for Cambridgeshire. The level of growth that is planned in South Cambridgeshire and Cambridge will put pressure on existing green infrastructure and will require investment to develop this network. Policy NH/6 sets out criteria to ensure that all new developments contribute to the enhancement of green infrastructure.

#### **Policy E/2: Cambridge Biomedical Campus Extension**

Policy E/2 states that 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. South Cambridgeshire District Council will continue to support the development of the Cambridge Biomedical Campus provided it conforms with criteria listed in policy E/2.

#### **Policy E/9: Promotion of Clusters**

The NPPF (2012) requires local planning authorities to plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries. Policy E/9 seeks to ensure that major sites continue to deliver land and buildings suitable for future development of the high-tech clusters. The policy outlines sectors that form the employment clusters in the region and state that development proposals that are in suitable locations that form part of these employment cluster will be supported.

#### **Policy E/10: Shared Social Spaces in Employment Areas**

Policy E/10 supports the development of complimentary facilities in order to help develop the social milieu of free-standing business parks which are not close to

existing comparable village facilities. The policy sets out criteria to ensure that development proposals are appropriately scaled to the employment areas.

#### **Policy SC/4: Meeting Community Needs**

The sites allocated in the Local Plan identify where new communities will be developed over the plan period. Depending on the scale of development some sites may be required to allocate a wider range of services and facilities or improve existing provisions to support the formation of successful communities. Policy SC/4 sets out the criteria for development proposals to ensure that the provision of services and facilities meet the level of need generated by development.

#### **Policy SC/6: Indoor Community Facilities**

South Cambridgeshire District Council continually aim to ensure that all residents have access to indoor community facilities which are appropriate and suitable for their needs. Policy SC/6 states that if developments of a sufficient scale generate the need for new on-site facilities, then they will be required to do so, unless it can be demonstrated that there would be advantages in the delivery off-site facilities at a more accessible location or the delivery of a larger and better facility.

#### **Policy SC/9: Lighting Proposals**

The NPPF (2012) paragraph 125 states that by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. To ensure that the impacts of external lighting are limited Policy SC/9 sets out clear criteria for development proposals.

#### **Policy SC/10: Noise Pollution**

Policy SC/10 sets out clear criteria for development proposals to ensure that their impact on noise within the district does not give rise to significant adverse impacts on health and quality of life. The council aim to ensure that development is appropriate and compatible for its location, ensuring that noise sensitive developments are located away from existing sources of noise, in locations where noise will not have an unacceptable impact on surrounding land uses or the environment.

#### **Policy SC/11: Contaminated Land**

Where development is proposed on contaminated land or land suspected of being impacted by contaminants the Council will require developers to include an assessment of the extent of contamination and any possible risks. Proposals will only be permitted where land is, or can be made, suitable for the proposed use.

### **Policy SC/12: Air Quality**

The requirement set out in paragraph 124 of the NPPF (2012) for planning policies to sustain compliance with and contribute towards EU limit values or national objectives for pollutants. Local authorities are required to take into account the presence of Air Quality Management areas and the cumulative impacts on air quality from individual sites in local areas. In Policy SC/12 the council require new developments in Air Quality Management Areas to be consistent with the local Air Quality Action Plan. Development proposals are also required to conform with other criteria to ensure that they do not deliver unacceptable impact on air quality.

### **Policy TI/2: Planning for Sustainable Travel**

The NPPF (2012) requires that plans and decisions ensure that developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes are maximised. In assessing where the development proposal is likely to give rise to a material increase in travel demand, the South Cambridgeshire District Council consider the existing use of the buildings/ site, existing transport conditions and likely transport generation from the development proposal. Policy TI/2 sets out the requirement for new development proposals ensuring that proposals will only gain permission where they have been designed to promote sustainable travel.

### **Policy TI/3: Parking Provision**

The car parking standards set out in Policy TI/3 are indicative and should be used by developers as part of a design-led approach whereby car parking provisions are tailored to reflect the specific development in terms of its location. The provision of cycle parking is also set out in Policy TI/3 and requires developers to conform with minimum standards.

### **Policy TI/6: Cambridge Airport Public Safety Zone**

Policy TI/6 states that there is a general presumption against new development or changes of use within the Cambridge Airport Public Safety Zone except for change of use which could not reasonably be expected to increase the numbers of people living, working or congregating on the land. Applications for development within Cambridge's Air Safeguarding Zones will be the subject of consultation with the operator of the airport and the Ministry of Defence.

### **Policy TI/8: Infrastructure and New Developments**

Policy T1/8 states that planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and

phasing of any planning obligations or Community Infrastructure Levy (CIL) to secure developer contributions will be related to the form of the development and its potential impacts on the surrounding area. When development creates additional demand for physical infrastructure and social facilities, planning obligations are required to in accordance with government guidance to ensure that developers contribute to making necessary improvements and provide new facilities.

#### **Policy TI/10: Broadband**

South Cambridgeshire District Council continue to aim to improve broadband coverage in rural areas to support local enterprise and give more people the flexibility to work from home, saves transport costs and reducing congestion. Policy TI/10 states that new development (residential, employment and commercial) are expected to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the district.

DRAFT

This page is intentionally left blank

# Equality Impact Assessment (EqIA): Draft Cambridge Biomedical Campus Supplementary Planning Document (CBC SPD)

## Introduction – Please read

The Public Sector Equality Duty, introduced under the Equality Act 2010, requires all public bodies, including local authorities, to have due regard to the need to:

- Eliminate unlawful discrimination, harassment, and victimisation
- Advance equality of opportunity between those who share a protected characteristic and those who do not
- Foster good relations between those who share a relevant protected characteristic and those who do not

Equality Impact Assessments (EqIAs) allow the Council to:

- Show that we are meeting this legal duty by demonstrating due regard for the provisions of the Public Sector Equality Duty
- Identify possible negative impacts on individuals and groups with protected characteristics, plan mitigating action and seek to maximise opportunities to advance equality within our activities.

EqIAs provide a methodical approach to the assessment of impacts across the [nine protected characteristics](#) and should be completed during the development and review of all Council policies, strategies, procedures, projects or functions. Where there is any doubt, the completion of an EqIA is always recommended.



Throughout the course of this form, please hover over the [📖] symbol for guidance in relation to specific questions. When the form is completed, please send an electronic copy to [equality.schemes@scambs.gov.uk](mailto:equality.schemes@scambs.gov.uk). If you require any additional support completing the form, please email the above address.

## Equality Impact Assessment Complete Form

### Section 1: Identifying Details

- 1.1** Officer completing EqIA:  
Katherine Selley, Planning Policy Officer
  
- 1.2** Team and Service:  
Planning Policy and Strategy, Greater Cambridge Shared Planning Service
  
- 1.3** Title of proposal:  
Draft Cambridge Biomedical Campus Supplementary Planning Document (CBC SPD)
  
- 1.4** EqIA completion date:  
16.10.2024
  
- 1.5** Proposal implementation date:  
Consultation carried out November 2024 – January 2025. Formal adoption of the Cambridge Biomedical Campus SPD is anticipated for Spring 2025.
  
- 1.6** Who will be responsible for implementing this proposal:  
Greater Cambridge Shared Planning Service



## Section 2: Proposal to be Assessed

### 2.1 Type of proposal:

Policy guidance – Draft Supplementary Planning Document (SPD)

### 2.2 Is the proposal: New

The draft Cambridge Biomedical Campus SPD is a new document; however, it does not introduce new planning policy. The document provides additional guidance on the application of policies within adopted Local Plans covering the Greater Cambridge Area, namely the South Cambridgeshire Local Plan (September 2018) and the Cambridge Local Plan (October 2018).

### 2.3 State the date of any previous equality impact assessment completed in relation to this proposal (if applicable):

Assessments completed during the preparation of the two adopted Local Plans to which this supplementary guidance relates.

### 2.4 What are the headline aims of the proposal and the objectives that will help to accomplish these aims? (Approximately 250 words)

The purpose of this Greater Cambridge Cambridge Biomedical Campus Supplementary Planning Document (SPD) is to provide planning guidance to inform development at the existing Cambridge Biomedical Campus (CBC). The draft SPD does not create policy but sets out principles that should be considered in early stages of the planning process in order to deliver high quality development across the Campus.

The guidance provided in this draft SPD will support existing policies set out in the Cambridge City Council Local Plan (2018) and South Cambridgeshire District Council Local Plan (2018) for the Campus and will form an integral part

of the development management process, setting out material considerations for determining planning applications. It will also inform developers and infrastructure providers of the key principles to consider when bringing forward proposals within the Campus, to ensure that they individually and cumulatively make a positive contribution towards the longer-term vision for the Campus.

The initial chapters of the SPD set out its purpose, the updated overarching ambitions for the Campus, and details the local context and current provision on the Campus. Chapter four then identifies high-level principles that will inform development coming forward to support the delivery of the ambition for the Campus. Lastly, Chapter five sets out a list of questions that developers should consider when preparing a planning application in order to positively plan for wider impacts and mitigation measures beyond the boundary of the individual site.

**2.5** Which of South Cambridgeshire District Council's business plan priorities does this proposal link to?

- Helping Businesses to grow - ✓
- Building homes that are truly affordable to live in -
- Being green to our core - ✓
- A modern and caring council - ✓

**2.6** Which of South Cambridgeshire District Council's equality objectives (as detailed in SCDC's Equality Scheme) does this proposal link to or help to achieve?

- Identify, prioritise and deliver actions that will narrow the gap in outcomes between disadvantaged groups and the wider community- ✓
- SCDC is an employer that values difference and recognises the strength that a diverse workforce brings - ✓
- Protected characteristic groups have a voice and are represented in forming the future shape of the district - ✓

**2.7** Which of Cambridge City Council’s equality objectives (as detailed in CCC’s Equality Scheme) does this proposal link to or help to achieve?

- To further increase our understanding of the needs of Cambridge’s growing and increasingly diverse communities so that we can target our services effectively - ✓
- To continue to work to improve access to and take-up of Council services from all residents and communities - ✓
- To work towards a situation where all residents have equal access to public activities and spaces in Cambridge and are able to participate fully in the community - ✓

**2.8** Which groups or individuals will the proposal affect:

- Service Users ✓
- External Stakeholders ✓
- Employees ✓
- Councillors ✓
- Other ✓

If other, please specify – all visitors to the Cambridge Biomedical Campus.

**2.9** How will these groups or individuals be affected? (you will be asked to provide more detail on the specific impacts on different protected characteristic groups later on in the form) (approximately 250 words)

The draft CBC SPD sets out principles that should be considered in early stages of the planning process in order to deliver high quality development and make a positive contribution towards the long-term ambitions for the campus.

The principles in this draft SPD will improve the service user experience as well as encouraging the incorporation of equal and accessible places for all users into the design of proposals on the Campus. The draft SPD will be considered in the determination of planning applications and as a result through decision-making will impact on groups and individuals.

The draft SPD sets out guidance to assist applicants for planning permission in meeting local and national policy requirements in their proposed developments. In this regard, the draft SPD will specifically affect applicants, agents, landowners, and developers by providing additional clarification and guidance.

During the public consultation which will take place on this draft SPD, GCSP will seek to invite comment from all groups and individuals, with their representations being considered when amending the final version of the CBC SPD.

**2.10** How many people will this proposal affect? (Approximately)


This draft SPD has the potential to affect all workers, service users and visitors and local surrounding communities of the Cambridge Biomedical Campus.

The public consultation will be publicised on our Greater Cambridge Shared Planning website, through social media, email notification, posters, leaflets, webinars and in-person events to maximise outreach to members of the community affected by the proposal.

**2.11** If any part of the proposal is being undertaken by external partners, please specify how SCDC will ensure that they will meet equality standards? (Approximately 250 words)

No external partners will deliver this policy but there is guidance on how developers should engage with local communities through the planning process.

## Section 3: Evidence and Data

- 3.1** Describe any research (this could include consultation) and analysis you have undertaken to understand how [protected characteristic groups](#) are likely to be affected? Please list any key sources that you used to obtain this Information. 


(Approximately 250 words)

Prior to carrying out the consultation, Officers who are responsible for producing the draft SPD have identified key issues by understanding common themes arising in Joint Development Control Committee documents and planning applications coming forward on the Cambridge Biomedical Campus.

Early engagement with local parish councils, residents' associations and statutory consultees also provided an understanding of the key themes that informed the drafting of the development principles set out in Section 4 of the draft SPD.

Statistics and information related to the context and current setting of the campus was informed by desktop research, policy analysis and case studies of development on the campus.

It is proposed that a public consultation will be carried out between November 2024 and January 2025 that will further help to increase the understanding of the impacts of this draft SPD on these groups.

- 3.2** Describe any research (this could include consultation) and analysis you have undertaken to understand any effects on any other groups of people not mentioned in the nine [protected characteristic groups](#) (for example people who live in rural areas, who live in areas of high growth, or from low-income backgrounds). 

(Approximately 250 words)

It is proposed that a public consultation will be carried out between November 2024 and January 2025 that will understand the impacts of this SPD on these groups. Officers will carry out in-person consultation events and a webinar in order to be digitally inclusive. This will benefit people on low-income and in poverty, which is often a factor causing digital exclusion.

- 3.3** If you have not undertaken any consultation, please detail why not, or when consultation is planned to take place. [📖](#)

(Approximately 250 words)

Public consultation exercises were undertaken at various stages in the preparation of both adopted Local Plans covering the Greater Cambridge area. This is evidenced in the South Cambridgeshire Local Plan (2018) Consultation Statement and the Cambridge Local Plan (2018) Consultation Statement.

Consultation on the draft CBC SPD is expected to take place from 28 November 2024 to 24 January 2025, and the consultation approach will reflect the requirements of national regulations and the Greater Cambridge Statement of Community Involvement.

## **Section 4: Impact of proposal on those with protected characteristics**

### **4.1** [Age:](#)

- 4.1.1** Has your research identified that the proposal will have an impact on this protected characteristic?

Yes

**If you have selected no – please move forward to question 4.2 Disability**  
**If you have selected yes – please continue below (4.1.2)**

**4.1.2** Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. [📖](#)
- approximately 250 words per impact

Positive, medium impact

The CBC site is an international centre of excellence for patient care, containing several hospitals and medical facilities, making it an essential service for all age groups including those who are most vulnerable and in need of health care due to age related factors. Moreover, in 2022 the Cambridge Children’s Hospital, the first specialist children’s hospital for the East of England, was approved and is currently under construction, making children a significant user group of the campus who may more widely benefit from the SPD principles.

The design principles contained in this draft SPD will inform developments to positively impact upon the user experience for all ages, creating high-quality spaces which promote improvement to public health and wellbeing, and enhancing the existing spaces.

For older people, principles in the draft SPD regarding connectivity and transport are beneficial as people are more likely to acquire long-term illnesses and disability as they age. Improved access to public transport will benefit older people who might be more likely to use buses where they are entitled to free bus passes. Public transport might also be the most accessible



transport means for some older people with disabilities. The principle on improving air quality could have a particularly positive impact as older people may especially be vulnerable to ill-health caused by air pollution.

Improvements to connectivity and transport leads to improved access to public transport for young people not of driving age. Design principles regarding improvements to air quality is also beneficial, as children can be more vulnerable to ill health caused by air pollution.

When preparing for the public consultation for this SPD, Planning Officers, guided by the Greater Cambridge Shared Planning Statement of Community Involvement (2024), will be particularly mindful of the barriers that are in place which could restrict certain age groups from participating in the consultation.

[Evidence](#) from the Office for National Statistics suggests that older age groups are less likely to have access to the internet, and therefore the consultation draft of the SPD will be available to view at the Council Offices, and there will be in-person drop-in events in addition to the online webinar, and the opportunity to submit their comments via letter. The consultation will be advertised through local newspaper and other press releases in addition to advertising it online.

Previous experience in consultations undertaken by the Greater Cambridge Shared Planning service has shown that children, teenagers and young adults engage with the planning system less frequently than older adults. Where possible and appropriate, relevant organisations and individuals will be identified to reach as wide an age range as possible during specific consultation and engagement activities. This engagement could include working with service areas such as the Greater Cambridge Youth Engagement Service, and the Community Development Officers across Greater Cambridge.



**4.1.3** Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

*Table 1: Actions*

Action	Responsible Officer	Timescale for completion	How will the actions be monitored?
<b>Public Consultation on the draft SPD</b>	Greater Cambridge Shared Planning Service	November 2024 – January 2025	When consulting on the draft CBC SPD, Officers will engage with groups and individuals of all through mixed methods of consultation. Officers will ensure to enable all protected characteristics to be involved in the consultation through careful planning of events, publicity, and with guidance from a range of engagement, equalities and community safety officers across Greater Cambridge.
<b>Adopting the SPD</b>	Greater Cambridge	Spring 2025	Once consultation on the CBC SPD has

	Shared Planning Service		been completed in January 2025, Planning Officers at both Councils will ensure that the SPD actions are implemented so that both Councils are compliant with their public sector equality duty. In practice, this will mean that the positive impacts that we have identified in the EqlA will be delivered.
<b>Delivering the SPD</b>	Greater Cambridge Shared Planning Service	Spring 2025 onwards	Once the CBC SPD has been adopted, Planning Officers will ensure that applicants have taken the guidance contained in the SPD into consideration within their development proposals. In practice, this will mean that the positive impacts that

			we have identified in the EqlA will be delivered.
--	--	--	---

## 4.2 Disability:

**4.2.1** Has your research identified that the proposal will have an impact on this protected characteristic?

Yes

**If you have selected no – please move forward to question 4.3 Gender Reassignment**

**If you have selected yes – please continue below (4.2.2)**

**4.2.2** Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 📖
- approximately 250 words per impact

Positive, medium impact

The nature of CBC as a centre for patient care has meant that special consideration of users of the site with the protected characteristic of disability has been taken when preparing the design principles contained in this draft SPD. Guided by these design principles, future development will have improved accessibility, increased safety from anti-social behaviour (given some disabled people can be subjected to hate crime), and improved air quality which will a positive impact on people with respiratory conditions.

The Planning Service will be mindful of this protected characteristic in planning for the public consultation on the draft SPD by ensuring all documents are made available in an accessible format. For those without access to the internet, or cannot respond online, a contact telephone number will be provided. Braille, audio, and large print versions of the documents will be available on request. This approach would also apply, as necessary, to subsequent consultation documents that are prepared in the plan making process.

- 4.2.3** Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

Please refer to [Table 1: Actions](#)


### **4.3** [Gender Reassignment:](#)

- 4.3.1** Has your research identified that the proposal will have an impact on this protected characteristic?

Yes

**If you have selected no – please move forward to question 4.4 Marriage and Civil Partnership**

**If you have selected yes – please continue below (4.3.2)**

- 4.3.2** Describe the impacts of the proposal on this protected characteristic group identified through your research, including
- whether each impact is positive, neutral or negative
  - whether it is a high, medium or low impact. 
  - approximately 250 words per impact

Positive, medium impact

Transgender people may be at increased risk of hate crime, and the draft SPD sets out principles that promote that open spaces should feel safe throughout the day and night will help to reduce the likelihood of hate crime and anti-social behaviour happening on the campus.

Officers will be mindful of this risk when preparing events for public consultation on this SPD, with events available both online and in person.

- 4.3.3** Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

Please refer to [Table 1: Actions](#)

#### 4.4 [Marriage and Civil Partnership:](#)

- 4.4.1** Has your research identified that the proposal will have an impact on this protected characteristic?

No

**If you have selected no – please move forward to question 4.5**

**Pregnancy and Maternity**

**If you have selected yes – please continue below (4.4.2)**

#### 4.5 [Pregnancy and Maternity:](#)

- 4.5.1** Has your research identified that the proposal will have an impact on this protected characteristic?

Yes

**If you have selected no – please move forward to question 4.6 Race**  
**If you have selected yes – please continue below (4.5.2)**

**4.5.2** Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 📖
- approximately 250 words per impact

Positive, medium impact

The Rosie Hospital is located within in the Campus and provides maternity and neonatal services to the local population of Cambridgeshire. It also provides specialist high risk foetal and maternal medicine to the whole of the eastern region. The draft CBC SPD sets out high level principles that will support pregnancy and maternity by setting out to improve the quality of the user experience on the campus, as well as the legibility of the streets and open spaces for users to benefit their mental health and wellbeing. The user experience for people using buggies or with young children will be positively impacted by these principles around the accessibility and legibility of public spaces, and since air pollution can cause low birth weight, principles concerning the reduction of air pollution on the campus are also highly beneficial.

Where people are required to care for children, it may be difficult for them to engage in consultation events and meetings. A number of the consultation events will take place within and outside of usual working hours to try to ensure people can engage in the process, and some will take place online which can be more convenient for people to attend or watch back at an alternative time.

**4.5.3** Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

Please refer to [Table 1: Actions](#)

#### 4.6 [Race:](#)


**4.6.1** Has your research identified that the proposal will have an impact on this protected characteristic?

Yes

**If you have selected no – please move forward to question 4.7 Religion or Belief**

**If you have selected yes – please continue below (4.6.2)**

**4.6.2** Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 
- approximately 250 words per impact

Positive, medium impact

People from Ethnic Minority backgrounds may be at increased risk of hate crime, and the principles set out in this SPD emphasises that open spaces should feel safe throughout the day and night will help to reduce the likelihood of this happening. The SPD also sets out design principles that consider inclusivity within the range of culture, service and facility provision for the diverse ethnic backgrounds of patients, visitors and works on the campus.

Officers will be mindful of this risk when preparing events for public consultation on this SPD, with events available both online and in person.

During the forthcoming consultation members of the public will be provided with contact details to arrange to access the consultation documents translated into other languages, should this be required.

**4.6.3** Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

Please refer to [Table 1: Actions](#)

#### 4.7 [Religion or Belief:](#)

**4.7.1** Has your research identified that the proposal will have an impact on this protected characteristic?

Yes

**If you have selected no – please move forward to question 4.8 Sex**

**If you have selected yes – please continue below (4.7.2)**

**4.7.2** Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. [📖](#)
- approximately 250 words per impact

Positive, medium impact



The design guidelines contained in the draft CBC SPD will inform developments to positively impact the user experience for those with the protected characteristic of religion and belief. A key principle in the SPD is that the campus should contain a range of multi-purpose, high quality open spaces which are adaptable to different users. This could facilitate the provision of meeting spaces for religious groups, and spaces for reflection and prayer.

According to Government Research [Religious hate crime has risen in recent years](#), and the emphasis contained in this SPD that open spaces should feel safe throughout the day and night will help to reduce the likelihood of this happening. Officers will be mindful of this risk when preparing events for public consultation on this SPD, with events available both online and in person.

- 4.7.3** Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

Please refer to [Table 1: Actions](#)

#### 4.8 [Sex:](#)

- 4.8.1** Has your research identified that the proposal will have an impact on this protected characteristic?

Yes

**If you have selected no – please move forward to question 4.9 (Sexual Orientation)**

**If you have selected yes – please continue below (4.8.2)**

**4.8.2** Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. [📖](#)
- approximately 250 words per impact

Positive, medium impact

[Research](#) from the Office for National Statistics suggests that women may be more likely to feel unsafe in public spaces. The development principles set out in the draft SPD highlight that given the 24-hour nature of the campus, open spaces should feel safe throughout the day and night for all users including for women and girls.

The planning service will be mindful of this when preparing for consultation on this SPD, maximising safe and accessible environments for the in-person consultation events.

**4.8.3** Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

Please refer to [Table 1: Actions](#)

#### **4.9 [Sexual Orientation:](#)**

**4.9.1** Has your research identified that the proposal will have an impact on this protected characteristic?

Yes

**If you have selected no – please move forward to question 4.10 (Other)**

**If you have selected yes – please continue below (4.9.2)**

**4.9.2** Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. [📖](#)
- approximately 250 words per impact

Positive, medium impact

LGBTQ+ people are at risk of hate crime and design of spaces can reduce this risk. For example, principles set out in the draft SPD state that given the 24-hour nature of the campus, open spaces should feel safe throughout the day and night for all users.

The planning service will be mindful of this when preparing for consultation on this SPD, maximising safe and accessible environments for the in-person consultation events.

**4.9.3** Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

Please refer to [Table 1: Actions](#)

**4.10 Other:** (e.g. rurality, growth, socio-economic status etc.).

**4.10.1** Has your research identified that the proposal will have an impact on this protected characteristic?

Yes

People in poverty and on low income, care leavers. All service users, workers and visitors to the campus.

**If you have selected no – please move forward to question 5.1**

**If you have selected yes – please continue below (4.10.2)**

**4.10.2** Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 📖
- approximately 250 words per impact

Positive, medium impact

People experiencing poverty may have less access to factors that protect health and wellbeing, for example high quality housing, increasing the likelihood of them have health issues and increasing their need to use healthcare services. People in care living in rural areas may often feel isolated and lack support networks, so are more likely to experience poverty and may use more healthcare services.

The draft SPD promotes high quality development that aligns with the expectations of the policies for the campus within the adopted Local Plans. The development principles set out to enhance the public realm, open spaces and landscape, improve accessibility and the user experience and the culture, services and facilities on the campus. The draft SPD also encourages development to consider high quality design that benefits users health and wellbeing as well as incorporating climate resilience and the environment into the Campus' design.

As a result, as the Campus grows, the SPD aims to mitigate any negative cumulative impact of development and instead improve the quality of the campus for patients, visitors including those travelling across the region, workers, the surrounding local community and any other users through carefully considered design principles to guide future developments.

**4.10.3** Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

[Table 1: Actions](#)

## Section 5: Summary

**5.1** Briefly summarise the key findings of the EqIA and any significant equality considerations that should be taken into account when deciding whether or not to proceed with the proposal (this section can be included within the 'equality implications' section of any committee reports). (Approximately 250 words).

The EqIA demonstrates that the draft Cambridge Biomedical Campus Supplementary Planning Document will have a positive impact on a number of groups and protected characteristics. GCSP is keen to carry out consultation on this document to incorporate the views of the public into the CBC SPD.

Once consultation is completed, the EqIA will be updated to reflect the proposed adoption stage of the CBC SPD. Team Leaders at both Councils will then ensure that the actions set out in the EqIA are implemented so that both Councils are compliant with public sector equality duty. GCSP is also committed to monitoring the efficacy of this document to ensure that it actually delivers the positive benefits set out in this EqIA, and we are willing to work with Equality Officers at both Councils to achieve these aims.

**5.2** Confirm the recommendation of the officer completing the EqIA:

- Approved (No major change): Your analysis demonstrates that the policy is robust, and the evidence shows no potential for discrimination and that you have taken all appropriate opportunities to advance equality and foster good relations between groups.

**5.3** Signature of individual completing EqIA:  
Katherine Selley, Planning Policy Officer

**5.4** Date of completion:  
16.10.2024

## **Section 6: Sign Off**

**6.1** Approving officer EqIA review outcome:

- Approved (No major change): Your analysis demonstrates that the policy is robust, and the evidence shows no potential for discrimination and that you have taken all appropriate opportunities to advance equality and foster good relations between groups.

**6.2** Do you give permission to publish this EqIA on SCDC website?  
Yes

**6.3** When will this proposal next be reviewed and who will this be?  
Spring 2025, post public consultation on the draft Cambridge Biomedical Campus Supplementary Planning Document.



**6.4** Approving officer signature:  
Lizzie Wood, Principal Planning Policy Officer

**6.5** Date of approval:  
17.10.2024

Please send a copy to [Equality.Schemes@scambs.gov.uk](mailto:Equality.Schemes@scambs.gov.uk)

This page is intentionally left blank





# Draft Cambridge Biomedical Campus Supplementary Planning Document

## Sustainability Appraisal Screening Report

November 2024

## Contents

1. Introduction .....	3
2. Strategic Environmental Assessment.....	6
3. Sustainability Appraisal .....	11
4. Conclusion .....	21

# 1. Introduction

- 1.1. The Greater Cambridge Shared Planning Service has drafted the Cambridge Biomedical Campus Supplementary Planning Document (CBC SPD), to provide technical guidance to assist with the implementation of policies contained within the 2018 Cambridge and South Cambridgeshire Local Plan (2018) related to future development at the Cambridge Biomedical Campus. The draft SPD will be made available for public consultation between 28 November 2024 to 24 January 2025.
- 1.2. The draft SPD provides technical guidance for developers on the principles that should be considered when preparing and submitting planning applications to guide future development proposals at the Cambridge Biomedical Campus and provides a planning framework for consideration when determining planning applications.
- 1.3. It supports the implementation of the following policies:

## **Cambridge Local Plan (2018):**

### Section Two: The Spatial Strategy

- Policy 1: The Presumption in Favour of Sustainable Development
- Policy 2: Spatial Strategy for the Location of Employment Development
- Policy 3: Spatial Strategy for the Location of Residential Development
- Policy 4: The Cambridge Green Belt
- Policy 5: Sustainable Transport and Infrastructure
- Policy 6: Hierarchy of Centres and Retail Capacity
- Policy 8: Setting of the City

### Section Three: City Centre, Areas of Major Change, Opportunity Areas and Site-Specific Proposals

- Policy 10: The City Centre
- Policy 14: Areas of Major Change and Opportunity Area – General Principles

### Section Four: Responding to Climate Change and Managing Resources

- Policy 28: Carbon Reduction, Community Energy Networks, Sustainable Design and Construction, and Water Use
- Policy 29: Renewable and Low Carbon Energy Generation
- Policy 31: Integrated Water Management and the Water Cycle
- Policy 34: Light Pollution Control
- Policy 35: Protection of Human Health and Quality of Life from Noise and Vibration

- Policy 36: Air Quality, Odour and Dust
- Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding Zones

#### Section Five: Supporting the Cambridge Economy

- Policy 40: Development and Expansion of Business Space
- Policy 41: Protection of Business Space
- Policy 42: Connecting New Developments to Digital Infrastructure
- Policy 43: University Development

#### Section Seven: Protecting and Enhancing the Character of Cambridge

- Policy 55: Responding to Context
- Policy 56: Creating Successful Places
- Policy 57: Designing New Buildings
- Policy 58: Altering and Extending Existing Buildings
- Policy 59: Designing Landscape and the Public Realm
- Policy 60: Tall Buildings and the Skyline in Cambridge
- Policy 61: Conservation and Enhancement of Cambridge's Historic Environment
- Policy 62: Local Heritage Assets
- Policy 68: Open Space and Recreation Provision through New Development
- Policy 69: Protection of Sites of Biodiversity and Geodiversity Importance
- Policy 70: Protection of Priority Species and Habitats

#### Section Eight: Services and Local Facilities

- Policy 73: Community, Sports and Leisure Facilities
- Policy 75: Healthcare Facilities
- Policy 77: Development and Expansion of Visitor Accommodation

#### Section Nine: Providing the Infrastructure to Support Development

- Policy 80: Supporting Sustainable Access to Development
- Policy 81: Mitigating the Transport Impact of Development
- Policy 82: Parking Management
- Policy 85: Infrastructure Delivery, Planning Obligation and the Community Infrastructure Levy

### **South Cambridgeshire Local Plan (2018):**

#### Chapter 2: Spatial Strategy

- Policy S/3: Presumption in Favour of Sustainable Development
- Policy S/4 Cambridge Green Belt

#### Chapter 4: Climate Change

- Policy CC/1: Mitigation and Adaption to Climate Change
- Policy CC/3 Renewable and Low Carbon Energy in New Development
- Policy CC/4: Water Efficiency
- Policy CC/6 Construction Methods
- Policy CC/7: Water Quality

#### Chapter 5: Delivering High Quality Places

- Policy HQ/1: Design Principles
- Policy HQ/2: Public Art and New Development

#### Chapter 6: Protecting and Enhancing the Natural and Historic Environment

- Policy NH/4: Biodiversity
- Policy NH/6: Green Infrastructure

#### Chapter 8: Building a Strong and Competitive Economy

- Policy E/2: Cambridge Biomedical Campus Extension
- Policy E/9: Promotion of Clusters
- Policy E/10: Shared Social Spaces in Employment Areas

#### Chapter 9: Promoting Successful Communities

- Policy SC/4: Meeting Community Needs
- Policy SC/6 Indoor Community Facilities
- Policy SC/9: Lighting Proposals
- Policy SC/10: Noise Pollution
- Policy SC/12 Air Quality

#### Chapter 10: Promoting and Delivering Sustainable Transport and Infrastructure

- Policy TI/2: Planning for Sustainable Travel
- Policy TI/3: Parking Provisions
- Policy TI/6: Cambridge Airport Public Safety Zone
- Policy TI/8: Infrastructure and New Developments
- Policy TI/10: Broadband

- 1.4. The draft Cambridge Biomedical Campus SPD has been developed with input from Officers from across both South Cambridgeshire District Council and Cambridge City Council. Further detail on this input will be included within the Statement of Consultation, which will be published alongside the adopted version of the SPD.

- 1.5. Sustainability Appraisals (SA) are a mechanism for considering and communicating the likely effects of a plan, and alternatives, in terms of sustainability issues, with a view to avoiding and mitigating adverse effects and maximising the positives. The purpose of SA is to ensure that the potential sustainability effects of a plan are addressed through an assessment of the sustainability impacts of objectives, actions, policies, allocations and their alternatives at an early stage in plan preparation. It is a requirement that the SA is undertaken in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004, which were prepared in order to transpose into national law the requirements of the [EU Strategic Environment Assessment \(SEA\) Directive](#).
- 1.6. The Planning and Compulsory Purchase Act 2004 required that all Local Development Documents, including development plan documents (now local plans) and SPDs be subject to SA prior to publication. Alterations to Section 19(5) of the 2004 Act under the Planning Act 2008 removed the requirements for local planning authorities to produce an SA for SPDs. The rationale behind this is that SPDs do not provide any new policies or site allocations but provide supplementary guidance relating to policies set out in overarching local plans that will have been subject to an SA incorporating the requirements of the SEA Directive.
- 1.7. However, an SPD may occasionally be found likely to give rise to significant effects which have not been formally assessed in the context of a higher-level planning document. Therefore, local planning authorities need to screen their SPDs to ensure that the legal requirements for SA are met where there are impacts that have not been covered in the appraisal of the parent plan or where an assessment is required by the SEA Directive.
- 1.8. Cambridge City Council and South Cambridgeshire District Council do not consider that an SA/SEA is likely to be required for the purpose of the draft Cambridge Biomedical Campus SPD for the reasons outlined in this report, which sets out the assessment on which the Councils' screening opinion is based.

## **2. Strategic Environmental Assessment**

- 2.1. Firstly, the screening process must ascertain whether the draft Cambridge Biomedical Campus SPD gives rise to significant environmental effects, using the criteria set out in Annex II of the SEA Directive and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004.
- 2.2. Paragraph 10 of the SEA Directive only requires SEA for plans which 'determine the use of small areas at a local level' or which are 'minor

modifications' to plans, when these are determined to be likely to cause significant environmental effects. Therefore, the criteria for determining the likely significance of effects as listed in Annex II of the SEA Directive and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004 have been reviewed to determine whether the exception applies to the draft Cambridge Biomedical Campus SPD.

- 2.3. The table below sets out the findings of this assessment, which clearly demonstrate that the draft SPD does not require an SEA, beyond that already undertaken for the draft SPD's parent policy and site allocation contained within the appraisal of the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018.

**Table 1:** Screening in relation to Schedule 1 Criteria of the Strategic Environmental Assessment Directive

<b>1. The characteristics of the Draft Cambridge Biomedical Campus SPD having regard to:</b>	
(1a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	The draft Cambridge Biomedical Campus SPD will not set a new framework for projects and will not allocate resources. It offers guidance to supplement the policies within the Cambridge Local Plan (2018) and the South Cambridgeshire Local Plan (2018).
(1b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The draft CBC SPD sits at the bottom of the plan hierarchy and as such is influenced by plans higher up the hierarchy (e.g. the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018), for which it provides additional guidance. While it will influence the development of planning applications, policies higher up in the plan hierarchy are the key determining factor for the development of the Campus.
(1c) The relevance of the plan or programme for the integration of environmental considerations with a view to promoting sustainable development.	The draft CBC SPD has relevance to the promotion of sustainable development in that it promotes the integration of principles of sustainable development.

	<p>design and construction into new development proposals.</p> <p>Sitting alongside policies contained in the Cambridge Local Plan 2018 and South Cambridgeshire Local Plan 2018, the draft SPD, once adopted, will help to ensure that future development at the site is designed to:</p> <ul style="list-style-type: none"> <li>• Support the use of sustainable and energy efficient building materials and minimise the contribution of building materials to the urban heat island effect.</li> <li>• Prioritise a retrofit first approach to existing buildings</li> <li>• Integrate the principles of sustainable design and construction in all aspects of design</li> <li>• Seek to include non-potable water supply, harvested rainwater or re-used greywater and including sustainable urban drainage systems.</li> </ul> <p>Overall, the draft SPD therefore contributes positively to the integration of environmental considerations.</p>
(1d) Environmental problems relevant to the plan or programme; and	<p>The draft CBC SPD includes guidance to ensure that all new development maximises its response to the twin challenges of climate change mitigation and adaptation.</p>
(1e) The relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	<p>The draft CBC SPD provides guidance that will help to reduce carbon emissions associated with energy use in new buildings, in line with the requirements of the Energy Performance of Buildings Directive. Guidance on sustainable drainage systems will also help with the</p>



	implementation of aspects of the Water Framework Directive.
<b>2. Characteristics of the effects and of the area likely to be affected, having regards, in particular to:</b>	
(2a) The probability, duration, frequency and reversibility of the effects.	The appraisal of the parent policies for which the draft CBC SPD provides guidance, mostly found that the policies would have positive effects on the sustainability objectives.
(2b) The cumulative nature of the effects.	The appraisal of the parent policies for which the draft CBC SPD provides guidance, did not consider that there would be any significant cumulative effects.
(2c) The trans-boundary nature of the effects.	The draft CBC SPD is focussed on providing guidance for development proposals within administrative boundary of Cambridge and South Cambridgeshire.
(2d) The risks to human health or the environment (for example, due to accidents)	Many of the parent policies for which the draft SPD provides guidance have been developed in order to mitigate any potential effects on human health or the environment associated with new development.
(2e) The magnitude and spatial extent of the effects (geographical area and size of population likely to be affected);	<p>The draft SPD will be applied to all relevant planning applications within the administrative boundary of Cambridge and South Cambridgeshire. According to the Office for National Statistics, as of 2021, the area had a combined population of over 305,900 persons.</p> <p>This draft SPD has the potential to affect all workers, service users regionally, visitors and local surrounding communities of the Cambridge Biomedical Campus. 37,000 people visit the Campus each day.</p>
(2f) The value and vulnerability of the area likely to be affected due to:	Policies within the Cambridge and South Cambridgeshire Local Plans seek to protect the cultural heritage of the area and ensure that new development
(i) Special natural characteristics or cultural heritage	

<p>(ii) Exceeded environmental quality standards or limit values; or</p> <p>(iii) Intensive land-use</p>	<p>does not lead to an exceedance of environmental quality standards or limit values. Guidance in the draft CBC SPD seeks to supplement these policies.</p>
<p>(2g) The effects on areas or landscapes which have a recognised national, Community or protection status.</p>	<p>There are a range of internationally designated sites in Cambridgeshire including RAMSAR sites, Special Areas Conservation and Special Protection Areas, as well as national and local designations including Sites of Special Scientific Interest, County Wildlife Sites and Local Nature Reserves. These are protected, conserved and enhanced by adopted planning policies. These plans have been subject to the Habitat Regulations Assessment screening process. The draft CBC SPD is unlikely to have an impact on these areas.</p>

### 3. Sustainability Appraisal

- 3.1. [Government guidance](#) suggests that where an authority has made a determination that a plan is unlikely to have any significant environmental effect, and is therefore exempt from the SEA Directive, it must consider whether there are likely to be any significant economic or social effects. As such, the second stage in the screening process considers whether the draft Cambridge Biomedical Campus SPD gives rise to significant economic or social effects. If these have been formally assessed in the context of higher-level policies or allocations in local plans, then it is unlikely that significant social and economic effects will arise as a result of the Cambridge Biomedical Campus SPD.
- 3.2. The parent policies of relevance to this draft SPD are contained in the Cambridge Local Plan 2018 and South Cambridgeshire Local Plan 2018, which were appraised during their preparation and the [appraisal results](#) reported on. The SA's assessed the parent policies and site allocations against a range of social, economic and environmental 'sustainability objectives' using a range of indicators to consider the contribution they made towards the achievement of various sustainability objectives.
- 3.3. The main findings of the assessment for the **Cambridge Local Plan** were as follows:
- Overall the plan would lead to significant positive effects in terms of the SA objectives: to reduce transport emissions by encouraging cycling and promoting infrastructure for zero emissions vehicles; reduce carbon emissions from all aspects of new developments and ensure development meets the highest standards in low carbon design; account for the whole life carbon cost of new development and transport infrastructure; and ensure greater deployment of energy efficiency and renewable energy technologies.
  - Policy 28 considers opportunities for development to integrate the principles of sustainable design and construction, with the supporting text noting that climate adaptation can include the use of include green roofs and enhanced tree canopies. Such emphasis may help to support biodiversity as a co-benefit of adaptation.
  - Requirements related to water efficiency contained within Policy 28 would have positive to significant positive effects in ensuring that new development plays a role in responding to the water stress faced by the city and wider region.

- Protection against the adverse effects of poor air quality is likely to be provided by Policy 36 which looks to prevent adverse effects on air quality in AQMAs, and the creation of a new one; plus the prevention of adverse effects on human health as a result of development within AQMAs. As a result, this policy may lead to significant positive effects.
- Policy 33 is likely to result in positive effects for community and wellbeing as it focuses on ensuring that contaminated land does not result in adverse health impacts.
- The protection of designated areas is the focus of Policy 69, which sets out criteria for the protection of sites of local nature conservation importance. Such protection should result in positive effects. Policy 71 is likely to have positive effects noting that development proposals should preserve, protect and enhance existing trees and hedges that have amenity value.
- No potential negative effects were found as a result of any of the policies for which further guidance is provided in the draft Cambridge Biomedical Campus SPD.

3.4. For the **South Cambridgeshire Local Plan**, the main findings of the SA are summarised in Table 2 below:

**Table 2:** Potential effects of the South Cambridgeshire Local Plan policies for which the draft Cambridge Biomedical Campus SPD provides guidance.

SA objective	Potential effect
<b>Land / soil</b>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy CC/6) on soil through requiring careful management of materials on site (including soil).</li> <li>• Minor beneficial effect (Policy SC/12) as the policy provides for the use of contaminated land where this can be appropriately remediated for the proposed use, thereby enabling the use of previously developed land and contribute to reducing the need for the use of undeveloped land.</li> </ul>
<b>Waste</b>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy CC/1) on minimising waste production through requirements (in supporting text) to reduce waste and increase recycling.</li> <li>• Significant beneficial impact (Policy CC/6) on waste through requiring construction sites to reduce waste produced and maximise re-use / recycling.</li> </ul>

**Pollution**

- Beneficial impact (Policy CC/1) on improving air quality through requirements (in supporting text) to reduce car use and encourage use of alternative modes.
- Minor beneficial impact (Policy CC/4) on water quality through the promotion of CfSH Level 4 and BREEAM certifications regarding water use conservation. The most significant differentiation of higher levels of the code is higher standards for water use so the standards suggested will be particularly positive given the fact that South Cambridgeshire is an area of serious water stress.
- Uncertain impact (Policy CC/5) on improving air quality. Options could include very low NOx boilers but this is not mentioned in the supporting text.
- Beneficial impact (Policy CC/6) on pollution through requiring constructors to avoid noise, smells and dust. This impact is temporary during the construction phase.
- Beneficial impact (Policy NH/4 and NH/5) on enhancing the quality of the water environment, if ecological enhancements and protection of designated sites include protection / improvements to the water environment.
- Beneficial impact (Policy SC/10) on preventing and reducing light pollution impacts as the policy aims to reduce light spill and glare. The supporting text also refers to intrinsically dark landscapes which should also mean upward light transmission also falls to be controlled by this policy.
- Beneficial impact (Policy SC/11) on reducing noise pollution in the District.
- Beneficial impact (Policy SC/12) on reducing the levels of land pollution, through ensuring that contaminated land issues are dealt with as part of any development.
- Beneficial impact (Policy SC/13) on reducing air pollution and increasing air quality through requirements for development not to worsen air quality in declared Air Quality Management Areas (AQMAs), or generate the need for declaration of a new AQMA.

	<p>Additionally, the policy allows for refusal of proposals which would lead to unacceptable standards of air quality if developed.</p> <ul style="list-style-type: none"> <li>• Beneficial impact (Policy SC/15) on air pollution through reducing odour and other fugitive emissions to air</li> </ul>
<b>Protected Sites</b>	<ul style="list-style-type: none"> <li>• Indirect beneficial impact (Policy CC/4) on habitats and species through the promotion of CfSH Level 4 and BREEAM certifications which consider water use conservation measures, which will indirectly benefit habitats through contributing to reductions in potential water stress throughout and beyond the plan area in hydrologically linked catchments.</li> <li>• Significant beneficial impact (Policy NH/4 and NH/5) on protected sites. The policies set out protection for protected sites and also priority habitats many of which are protected sites.</li> <li>• Beneficial impact (Policy SC/10) on preventing and reducing light pollution impacts, as the supporting text supports the consideration of nature conservation which would include impacts on protected species which can be negatively affected by light pollution such as many species of bats.</li> <li>• Minor beneficial impact (Policy SC/13) through consideration of air quality, as poor air quality can impact sensitive habitats on protected sites. Impacts are likely to be minor and indirect, but the policy contributes to cumulative reductions in emissions to air.</li> </ul>
<b>Habitats</b>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy CC/1) on habitats and species through requirements (in supporting text) to create a better linked habitat network. Beneficial impact (Policy CC/2) on habitats and species through ensuring low carbon energy generation does not have unacceptable impacts on natural assets.</li> <li>• Indirect beneficial impact (Policy CC/4) on habitats and species through the promotion of CfSH Level 4 and BREEAM certifications which consider water use conservation measures, which will indirectly benefit habitats through contributing to reductions in potential water stress throughout and beyond the plan area in hydrologically linked catchments.</li> <li>• Significant beneficial impact (Policy NH/4 and NH/5) on habitats and species as the policies set out protection for protected sites</li> </ul>

	<p>and priority habitats and species. The reference to BAP targets in Policy NH/3 is particularly positive.</p> <ul style="list-style-type: none"> <li>• Beneficial impact (Policy SC/10) on characteristic species, which may be adversely affected by light pollution, such as song birds, by the policy intent to prevent and reduce light pollution impacts, as the supporting text supports the consideration of nature conservation.</li> <li>• Beneficial impact (Policy SC/13) on reducing air pollution which will benefit habitats or species which are sensitive to air pollution impacts.</li> </ul>
<b>Green spaces</b>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy NH/4 and NH/5) on access to green spaces as the policies will encourage protection / creation of habitats and networks.</li> </ul>
<b>Landscape</b>	<ul style="list-style-type: none"> <li>• Uncertain impact (Policy CC/3) on landscape as large numbers of solar panels could affect local landscape and townscape character and this is not recognised in the policy.</li> <li>• Beneficial impact (Policy CC/6) on landscape through ensuring that spoil management takes into account landscape character.</li> <li>• Beneficial impact (Policy NH/4 and NH/5) on landscape. This will be an indirect effect. If development respects protected sites and habitats, it is more likely to respect landscape character as well.</li> <li>• Beneficial impact (Policy SC/10) on preventing and reducing light pollution impacts as the policy aims to reduce light spill and glare. The supporting text also refers to intrinsically dark landscapes which should also mean upward light transmission (sky glow) also falls to be controlled by this policy. Sensitive lighting can ensure that the character and townscapes, particularly historic ones is maintained.</li> <li>• Beneficial impact (Policy SC/11) on the tranquillity element of the experience of landscape through the policy's reduction of noise pollution, especially in the countryside and rural areas, but there can also be benefits to townscapes.</li> </ul>
<b>Heritage</b>	<ul style="list-style-type: none"> <li>• Uncertain impact (Policy CC/3) on heritage as large numbers of solar panels could affect townscape character and this is not recognised in the policy.</li> </ul>

	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy NH/4 and NH/5) on heritage. This will be an indirect effect. If development respects protected sites, habitats and species it is more likely to respect landscape character and heritage as well.</li> <li>• Significant beneficial impact (Policy NH/15) on heritage through protection of heritage assets when considering climate change mitigation or adaptation measures.</li> <li>• Beneficial impact (Policy SC/10) on the amenity value of historic features since sensitive lighting can ensure that the character of historic area (Conservation Areas, the settings of Listed Buildings and Scheduled Ancient Monuments) is maintained, without excessive modern lighting infrastructure</li> <li>• Minor and indirect potential beneficial impact (Policy SC/13) on heritage assets through reducing air pollution, high levels of which can cause damage to the historic fabric of buildings.</li> </ul>
<b>Places</b>	<ul style="list-style-type: none"> <li>• Uncertain impact (Policy CC/3) on places as large numbers of solar panels could affect townscape character and this is not recognised in the policy.</li> <li>• Beneficial impact (Policy NH/4) on places. This will be an indirect effect. If the policy encourages creation of habitats and networks this may lead to higher standard design that people want to live and work in.</li> <li>• Beneficial impact (Policy SC/10) on quality of places because in some circumstances good quality lightings schemes can enhance the amenity of the built environment by highlighting buildings and open spaces of character.</li> <li>• Beneficial impact (Policy SC/11) on places through reducing noise pollution which will contribute to the amenity of places.</li> </ul>
<b>Climate Mitigation</b>	<ul style="list-style-type: none"> <li>• Significant beneficial impact (Policy CC/1) on climate change through requiring that development embed the principles of climate change mitigation and adaptation.</li> <li>• Potential for significant beneficial impact (Policy CC/3) on climate change through requiring new development to meet targets to reduce emissions through the generation of low carbon energy.</li> </ul>



	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy CC/5) on climate change through promotion of sustainable options including renewable technologies, energy efficient white goods and improved u-value windows.</li> <li>• Beneficial impact (Policy NH/15) on climate mitigation through encouraging the installation of measures where they would safeguard heritage significance.</li> <li>• Indirect beneficial impact (Policy SC/10) on climate change mitigation, since the measures taken to reduce light pollution can result in increased energy efficiency overall because unnecessary lighting is avoided.</li> <li>• Indirect beneficial impact (Policy SC/13) on climate change mitigation through the measures required to be taken to reduce local air pollution, such as preparation of a Travel Plan for larger developments which would be likely to include more sustainable travel options, thereby assisting with reduction of greenhouse gases.</li> </ul>
<p><b>Climate Adaptation</b></p>	<ul style="list-style-type: none"> <li>• Significant beneficial impact (Policy CC/1) on climate change adaptation through requiring that development embed the principles of climate change mitigation and adaptation.</li> <li>• Significant beneficial impact (Policy CC/4) on water use and climate change adaptation through the promotion of CfSH Level 4 and BREEAM certifications which consider reducing water use conservation. The most significant differentiation of higher levels of the code is higher standards for water use so the standards suggested will be particularly positive given the fact that South Cambridgeshire is an area of serious water stress.</li> <li>• Beneficial impact (Policy CC/5) on water use through promotion of sustainable options including rainwater harvesting, water efficient white goods and fittings.</li> <li>• Beneficial impact (Policy NH/4 and NH/5) on climate adaptation. Ensuring that natural habitats are maintained and enhanced will help to reduce the effects of climate change.</li> <li>• Significant beneficial impact (Policy NH/15) on climate adaptation through encouraging the installation of measures where they would safeguard heritage significance.</li> </ul>

**Health**

- Beneficial impact (Policy CC/1) on health and well-being through requirements (in supporting text) to create a better linked habitat network and the promotion of cycling and walking.
- Neutral impact on health (Policy CC/4).
- Beneficial impact (Policy CC/6) on health and well-being through requiring constructors to avoid noise, smells, dust and other impacts on neighbours. This impact is temporary during the construction phase.
- Beneficial impact (Policy NH/4, NH/6 and NH/7) on health and wellbeing. Research has shown that being surrounded by nature (such as that of a green infrastructure network and ancient woodlands) is good for people's health and well-being.
- Beneficial impact (Policy SC/10) on health and well being where light pollution is reduced, especially in residential areas where light trespass into dwellings can cause sleep disturbance, and these potential negative impacts are recognised in the policy's supporting text.
- Beneficial impact (Policy SC/11) on health through reducing noise pollution which can be a nuisance and have adverse health implications.
- Indirect beneficial impact (Policy SC/12) on health through ensuring that remediation of contaminated land is appropriate for the proposed use, this will lead to the protection of human health.
- Beneficial impact (Policy SC/13) on health through reducing air pollution and ensuring no local rises in air pollution thereby helping to avoid its adverse health implications. Minor and indirect beneficial impacts on health could arise through the mitigation measures required of developments such as the provision or promotion of other forms of transport such as walking and cycling through the Travel Plans required for larger developments.
- Beneficial impact (Policy SC/15) on health and amenity through reducing odour and other fugitive emissions to air.

<b>Crime</b>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy SC/10) on reducing crime and fear of crime.</li> </ul> <p>through well designed lighting schemes, reducing light pollution requires lighting to be better directed to the task which can often improve the impression of safety of an area, or the impression of security for sites where PIR lighting is well directed.</p>
<b>Open Space</b>	<ul style="list-style-type: none"> <li>• Minor beneficial impact (Policy SC/10) on the quality of public open spaces, through sensitive and adequate lighting provision.</li> <li>• Minor beneficial impact (Policy SC/11) on the quality of public open spaces, through ensuring that additional development does not have noise impacts on these open spaces, thereby maintaining their amenity value.</li> </ul>
<b>Housing</b>	<ul style="list-style-type: none"> <li>• Indirect beneficial impact (Policy SC/10) on provision of decent homes, which do not impact adversely on the health of residents because this policy seeks to ensure that light trespass into residential properties is reduced or mitigated within lighting schemes.</li> <li>• Beneficial impact (Policy SC/11) on provision of decent homes, which do not impact adversely on the health of residents through reducing noise pollution, and therefore nuisance.</li> </ul> <p>Beneficial impact (Policy SC/12) on provision of decent homes, which do not impact adversely on the health of residents through ensuring that housing developments only occur on land which can undergo suitable remediation.</p> <ul style="list-style-type: none"> <li>• Beneficial impact (Policy SC/13) on provision of decent homes, which do not impact adversely on the health of residents through reducing local air pollution.</li> <li>• Beneficial impact (Policy SC/15) on provision of decent homes, which do not impact adversely on the health or amenity of residents through reducing odour and other fugitive emissions to air.</li> </ul>
<b>Investment</b>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy CC/3) on investment through facilitating investment in low carbon technologies.</li> </ul>
<b>Travel</b>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy CC/1) on sustainable travel through requirements (in supporting text) to promote sustainable forms of travel.</li> </ul>

	<ul style="list-style-type: none"> <li>• Indirect beneficial impact (Policy SC/13) on climate change mitigation through the measures required to be taken to reduce local air pollution, such as preparation of a Travel Plan for larger developments which would be likely to include the provision of more sustainable travel options. The policy supporting text also promotes the co-location of uses which could help reduce the need to travel, or journey distances.</li> </ul>
<b>Transport Infrastructure</b>	<ul style="list-style-type: none"> <li>• Beneficial impact (Policy CC/6) on the transport network through encouraging the safe and responsible routing of construction traffic. This impact is temporary during the construction phase.</li> <li>• Beneficial impact (Policy SC/10) on making transport infrastructure safer for all users of the transport network through requirements to ensure that there is no dazzling or distraction to road users including cyclists, equestrians and pedestrians, and requirements for road and footway lighting to meet the County Council’s adopted standards.</li> </ul>

3.5. Where the assessment noted the potential for uncertain effects, suggested changes were proposed to the Local Plan as set out in [Appendix 5 of the Sustainability Appraisal](#).

## 4. Conclusion

- 4.1. The draft Cambridge Biomedical Campus Supplementary Planning Document provides guidance on the implementation of policies contained within the adopted 2018 Cambridge and South Cambridgeshire Local Plans. As such, the parent policies for which the draft SPD provides guidance have been subject to SA as part of the Local Plans' processes. The conclusion of this screening process is that as the draft Cambridge Biomedical Campus SPD does not make any changes to these parent policies, it will not give rise to significant environmental effects.
  
- 4.2. The draft Cambridge Biomedical Campus SPD does not give rise to significant social and economic effects beyond those already identified as part of the appraisal of the parent policies and site allocation contained within the adopted 2018 Cambridge and South Cambridgeshire Local Plans. As such it is not considered necessary to undertake a separate SA for this draft SPD.

This page is intentionally left blank



**Draft Cambridge Biomedical Campus Supplementary  
Planning Document**

**Habitats Regulation Assessment Screening Report**

**November 2024**

## Contents

1. Introduction .....	3
2. Habitats Regulation Assessment.....	7
The Habitats Directive.....	7
What is Habitats Regulations Assessment?.....	<b>Error! Bookmark not defined.</b>
Structure of this report .....	10
3. Cambridge Biomedical Campus SPD and relationship to the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018 ..	<b>Error! Bookmark not defined.</b>
4. Description of the Habitats Regulations Assessment Screening Report for the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018 and relevance to the Cambridge Biomedical Campus SPD .....	13
Description of relevant plans and strategies to be considered ‘in combination’ .....	13
Screening methodology.....	13
Natura 2000 and Ramsar Sites considered as part of the Screening Assessment .....	14
Conclusions of the Screening Assessment and relevance to the Cambridge Biomedical Campus SPD.....	16
5. Consultations .....	<b>Error! Bookmark not defined.</b>



# 1. Introduction

- 1.1 The Greater Cambridge Shared Planning Service has drafted the Cambridge Biomedical Campus Supplementary Planning Document (SPD), in order to provide technical guidance to assist with the implementation of policies related to the Cambridge Biomedical Campus contained within the 2018 Cambridge and South Cambridgeshire Local Plans. The draft SPD was made available for public consultation between 28 November 2024 and 24 January 2025.
- 1.2 The SPD provides technical guidance for developers on the information that needs to be submitted with planning applications to demonstrate compliance with adopted planning policies related to the Cambridge Biomedical Campus.
- 1.3 It supports the implementation of the following policies:

## **Cambridge Local Plan (2018):**

### Section Two: The Spatial Strategy

- Policy 1: The Presumption in Favour of Sustainable Development;
- Policy 2: Spatial Strategy for the Location of Employment Development;
- Policy 3: Spatial Strategy for the Location of Residential Development;
- Policy 4: The Cambridge Green Belt;
- Policy 5: Sustainable Transport and Infrastructure;
- Policy 6: Hierarchy of Centres and Retail Capacity;
- Policy 8: Setting of the City.

### Section Three: City Centre, Areas of Major Change, Opportunity Areas and Site-Specific Proposals

- Policy 10: The City Centre;
- Policy 14: Areas of Major Change and Opportunity Area – General Principles.

### Section Four: Responding to Climate Change and Managing Resources

- Policy 28: Carbon Reduction, Community Energy Networks, Sustainable Design and Construction, and Water Use;
- Policy 29: Renewable and Low Carbon Energy Generation;
- Policy 31: Integrated Water Management and the Water Cycle;
- Policy 34: Light Pollution Control;
- Policy 35: Protection of Human Health and Quality of Life from Noise and Vibration;

- Policy 36: Air Quality, Odour and Dust;
- Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding Zones.

#### Section Five: Supporting the Cambridge Economy

- Policy 40: Development and Expansion of Business Space;
- Policy 41: Protection of Business Space;
- Policy 42: Connecting New Developments to Digital Infrastructure;
- Policy 43: University Development.

#### Section Seven: Protecting and Enhancing the Character of Cambridge

- Policy 55: Responding to Context;
- Policy 56: Creating Successful Places;
- Policy 57: Designing New Buildings;
- Policy 58: Altering and Extending Existing Buildings;
- Policy 59: Designing Landscape and the Public Realm;
- Policy 60: Tall Buildings and the Skyline in Cambridge;
- Policy 61: Conservation and Enhancement of Cambridge's Historic Environment;
- Policy 62: Local Heritage Assets;
- Policy 68: Open Space and Recreation Provision through New Development;
- Policy 69: Protection of Sites of Biodiversity and Geodiversity Importance;
- Policy 70: Protection of Priority Species and Habitats.

#### Section Eight: Services and Local Facilities

- Policy 73: Community, Sports and Leisure Facilities;
- Policy 75: Healthcare Facilities;
- Policy 77: Development and Expansion of Visitor Accommodation.

#### Section Nine: Providing the Infrastructure to Support Development

- Policy 80: Supporting Sustainable Access to Development;
- Policy 81: Mitigating the Transport Impact of Development;
- Policy 82: Parking Management;
- Policy 85: Infrastructure Delivery, Planning Obligation and the Community Infrastructure Levy.

## **South Cambridgeshire Local Plan (2018):**

### Chapter 2: Spatial Strategy

- Policy S/3: Presumption in Favour of Sustainable Development;
- Policy S/4 Cambridge Green Belt.

### Chapter 4: Climate Change

- Policy CC/1: Mitigation and Adaption to Climate Change;
- Policy CC/3 Renewable and Low Carbon Energy in New Development;
- Policy CC/4: Water Efficiency;
- Policy CC/6 Construction Methods;
- Policy CC/7: Water Quality.

### Chapter 5: Delivering High Quality Places

- Policy HQ/1: Design Principles;
- Policy HQ/2: Public Art and New Development.

### Chapter 6: Protecting and Enhancing the Natural and Historic Environment

- Policy NH/4: Biodiversity;
- Policy NH/6: Green Infrastructure.

### Chapter 8: Building a Strong and Competitive Economy

- Policy E/2: Cambridge Biomedical Campus Extension;
- Policy E/9: Promotion of Clusters;
- Policy E/10: Shared Social Spaces in Employment Areas.

### Chapter 9: Promoting Successful Communities

- Policy SC/4: Meeting Community Needs;
- Policy SC/6 Indoor Community Facilities;
- Policy SC/9: Lighting Proposals;
- Policy SC/10: Noise Pollution;
- Policy SC/12 Air Quality.

### Chapter 10: Promoting and Delivering Sustainable Transport and Infrastructure

- Policy TI/2: Planning for Sustainable Travel;
- Policy TI/3: Parking Provisions;
- Policy TI/6: Cambridge Airport Public Safety Zone;
- Policy TI/8: Infrastructure and New Developments;
- Policy TI/10: Broadband

1.4 Habitats Regulations Assessment is an assessment of the potential effects of proposed plan or project, both alone and in combination with other plans and projects, on one or more Natura 2000 or Ramsar sites. This report summarises stage 1 of this process providing a summary of the [Habitats Regulations Assessment Screening Report](#) carried out for the Cambridge Local Plan 2018 and [Habitats Regulations Assessment Screening Report](#) for the South Cambridgeshire Local Plan 2018, for which the Planning Obligations SPD provides further guidance.

1.5 The conclusion drawn as a result of this screening assessment is that the Cambridge Biomedical Campus SPD is not likely to have any significant effects on the Natura 2000 or Ramsar sites identified. The Councils therefore consider that it is not necessary to proceed to further stages of appropriate assessment.

## 2. Habitats Regulation Assessment

### The Habitats Directive

- 2.1 Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna and Flora (the 'Habitats Directive') provides the legal protection for habitats and species of European Importance. Article 6(3) establishes the requirement for Habitats Regulations Assessment and states:

“Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.”

Article 6(4) goes on to discuss alternative solutions, the test of ‘imperative reasons of overriding public interest’ (IROPI) and compensatory measures:

“If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted.

Where the site concerned hosts a priority natural habitat type and/or a priority species, the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission to other imperative reasons of overriding public interest.”

- 2.2 The sites covered by Habitats Regulations Assessment form what are known as Natura 2000 sites. These are a European network of special areas of conservation (SACs) and special protection areas (SPAs) under the old Wild Birds Directive (79/409/EEC) and the new Wild Birds Directive (2009/147/EC), provided for by Article 3(1) of the Habitats Directive.

These sites of international importance for nature conservation were established under the Habitats Directive, which was transposed into UK law as the [Conservation \(Natural Habitats, &C\) Regulations 1994](#). On 1 April 2010 this was replaced by [The Conservation of Habitats and Species Regulations 2010](#), which was consequently amended by [The Conservation of Habitats and Species \(Amendment\) Regulations 2011 and 2012](#).

2.3 Also of relevance to Habitats Regulations Assessment is paragraph 176 of the National Planning Policy Framework (February 2019), which states that:

“the following should be given the same protection as habitats sites:

- Potential Special Protection Areas and possible Special Areas of Conservation;
- Listed or proposed Ramsar sites; and
- Sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.”

Therefore, these sites have also been assessed as part of the Screening Reports for the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018, which are summarised in this report.

### **What is Habitats Regulations Assessment?**

2.4 Habitats Regulations Assessment is an assessment of the potential effects of a proposed plan in combination with other plans and projects on one or more European sites, Natura 2000 sites and Ramsar sites. The Habitats Directive promotes a hierarchy of avoidance, mitigation and compensatory measures. First, the plans should aim to **avoid** any negative impacts on European sites by identifying potential impacts early on in the plan-making process and writing these impacts out of the plan. Where adverse impacts remain, **mitigation measures** should be applied to the point that no adverse impacts remain. If the plan is still likely to result in adverse impacts that cannot be mitigated it should not be taken forward in its current form. In this situation, the plans may have to undergo an assessment of alternative solutions.

Where adverse impacts remain, **compensatory measures** may be required, but these will only be permitted if (a) no alternative solutions exist and (b) the plan is required for imperative reasons of overriding public interest (the ‘IROPI’ test).

2.5 There are 4 stages to the Habitats Regulations Assessment process as outlined below:

- **Stage 1 (Screening)** – the process which identifies the likely impacts upon a Natura 2000 or Ramsar site(s), either alone or in combination with other projects or plans and considers whether these impacts are likely to be significant;
- **Stage 2 (Appropriate Assessment)** – the consideration of the impact on the integrity of the site(s), either alone or in combination with other projects or plans, with respect to the site's structure and function and its conservation objectives.

Additionally, where there are adverse impacts, an assessment of the potential mitigation of those impacts should be provided.

- **Stage 3 (Assessment of alternative solutions)** – the process which examines alternative ways of achieving the objectives or the project or plan that avoid adverse impacts on the integrity of the Natura 2000 and Ramsar site(s); and
- **Stage 4 (Compensatory measures)** – an assessment of the compensatory measures where, in light of an assessment of imperative reasons of overriding public interest, it is deemed that the plan should proceed.

2.6 If the screening stage concludes that are likely to be no significant impacts on European sites, then there is no need to progress onto the stage of Appropriate Assessment.

2.7 Judgement of the significance of effects should be undertaken in relation to the designated interest features and conservation objectives of the site in question, using sound judgement and with a clear scientific basis where available. Where insufficient information is available to make a clear judgement, it should be assumed that a significant effect is possible in line with the precautionary principle:

**The Precautionary Principle - Prudent action that avoids the possibility of irreversible environmental damage in situations where the scientific evidence is inconclusive, but the potential damage could be significant**

## **Structure of this report**

2.8 The structure of this report is as follows:

- Section 3 - Description of the Cambridge Biomedical Campus SPD and relationship to the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018;
- Section 4 - Description of the Habitats Regulations Assessment Screening Report for the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018 and relevance to the Cambridge Biomedical Campus SPD, including:
  - Description of the relevant plans and projects considered ‘in combination’;
  - Screening Methodology;
  - Natura 2000 and Ramsar Sites considered as part of the Screening Assessment;
  - Conclusions of the Screening Assessment and relevance to the Cambridge Biomedical Campus SPD.
- Section 5 – Consultations.



### **3. Planning Obligations SPD and relationship to the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018**

- 3.1 The Cambridge Biomedical Campus SPD supplements policies within the adopted development plans. The draft SPD provides technical guidance for developers on the principles that should be considered when preparing and submitting planning applications to guide future development proposals at the Cambridge Biomedical Campus and provides a planning framework for consideration when determining planning applications.
- 3.2 The Cambridge Local Plan, adopted in 2018, sets out the aims of future development. The Vision for Cambridge is to build on the city's reputation for design excellence, promoting innovative and sustainable development. The Local Plan promotes the continued vision to further expand the knowledge-based economy with world leading research and education, whilst facilitating growth and infrastructure to support development.
- 3.3 The Local Plan contains a range of policies that are relevant to the SPD and should be considered when determining planning applications for Cambridge Biomedical Campus. Policy 17: Cambridge Biomedical Campus (including Addenbrooke's Hospital) Area of Major Change sets out specific policy requirements for the Cambridge Biomedical Campus site. Additionally, the Local Plan sets out support for the continuing development of the Cambridge Biomedical Campus as a high quality, legible, and sustainable campus and its expansion to meet the health needs of the expanding city.
- 3.4 The South Cambridgeshire Local Plan, adopted in September 2018, identifies Cambridge Biomedical Campus as an international center of excellence for patient care, biomedical research and healthcare education. Contained within the Local Plan, Policy E/2: Cambridge Biomedical Campus Extension establishes that the extension to the Biomedical Campus will be supported for biomedical and biotechnology research and development within class use B1(b) and related higher education and sui-generis medical research institutes, subject to satisfying a number of policy requirements.
- 3.5 The SPD will inform developers and infrastructure providers for the key principles to consider when bringing forward proposals within the Campus, to ensure that they are individually and cumulatively making a positive contribution to the longer-term vision of the Campus. The SPD ensures high quality development through a number of high-level principles, obligations and mitigation of potential impacts from new development with a checklist that developers can consider in the preparation of a planning application.

3.6 The Cambridge Biomedical Campus SPD has been developed with input from officers from across both South Cambridgeshire District Council and Cambridge City Council.

3.7 Both the 2018 Cambridge and South Cambridgeshire Local Plans were subject to a Habitats Regulations Assessment Screening Report during their preparation and can be accessed from the following links:

- [Cambridge City Council Habitats Regulations Assessment Screening Report Part 1](#)  
- [Update February 2016](#);
- [Cambridge City Council Habitats Regulations Assessment Screening Report Part 2](#)  
- [Update February 2016](#);
- [South Cambridgeshire Local Plan Submission Sustainability Appraisal Report and Habitats Regulations Screening Assessment \(March 2014\)](#).
- [South Cambridgeshire Sustainability Appraisal Addendum Report incorporating Habitats Regulations Assessment Screening Assessment \(2015, revised March 2016\)](#).

3.8 The focus of the draft SPD is to provide additional guidance on the implementation of policies in the adopted Local Plans. It does not set new policy requirements or allocate any land for development. In light of this, this report provides a summary of the Screening Reports of the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018.

## **4. Description of the Habitats Regulations Assessment Screening Report for the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018 and relevance to the Cambridge Biomedical Campus SPD**

### **Description of relevant plans and strategies to be considered ‘in combination’**

- 4.1 Section 3 and Appendix 1 of the Screening Report for the Cambridge Local Plan 2018 provided a description of the relevant plans and strategies to be considered ‘in combination’ with the Cambridge Local Plan. This included plans and strategies of other nearby authorities and minerals and waste plans produced by County Councils. It should be noted that all relevant plans considered will be subject to the requirements of the Habitats Directive, which will be carried out by the relevant authority producing that plan or strategy. The identification of these other plans and strategies allowed for the consideration of in combination effects as part of the screening assessment of the Cambridge Local Plan.
- 4.2 South Cambridgeshire’s draft final Sustainability Appraisal and HRA Screening Update include a similar description of relevant plans and strategies to be considered ‘in combination’ at appendix 11 of that document.

### **Screening methodology**

- 4.3 The Screening Assessments of the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan were undertaken in accordance with the European Commission’s guidance on the ‘Assessment of Plans and Projects significantly affecting Natura 2000 sites’. The tasks undertaken as part of this process are outlined below.
- 4.4 **Task 1: Identification of Natura 2000 and Ramsar sites and the factors contributing to and defining the integrity of those sites** – The assessments for Cambridge and South Cambridgeshire identify the same Natura 2000 and Ramsar sites. Full details of each site considered and the attributes that contribute to and define the integrity of these sites is included in Appendix 2 of the Screening Report for the Cambridge Local Plan and Appendix 13 of the Scoping Report for the South Cambridgeshire Local Plan. The main aim of the screening assessment process is to ensure that the plan in question, either alone or in combination with other plans will not have an impact on the conservation objectives of these sites.

- 4.5 **Task 2: Completion of the Habitats Regulations Assessment Screening Matrix for the Cambridge Local Plan and the South Cambridgeshire Local Plan, including an Assessment of Significance of Effects** – A screening matrix was used to assess the Cambridge Local Plan, a methodology that had been used to assess previous plans and supplementary planning documents produced by Cambridge City Council in consultation with Natural England. As part of this assessment, the precautionary principle was applied to the assessment of whether or not the potential effects of the document could be considered to be ‘significant’. A screening matrix was used to assess each of the European sites identified and considered both the potential effects of the Cambridge and South Cambridgeshire Local Plans both on their own and in combination with the other relevant plans and projects identified in the Screening Reports. The impacts considered by the screening matrix included:
- Consideration of land take by development;
  - Impact on protected species which travel outside the designated sites;
  - Increased disturbance from recreational use;
  - Impacts on water quantity and quality; and
  - Changes in levels of pollution.

#### **Natura 2000 and Ramsar Sites considered as part of the Screening Assessment**

- 4.6 An initial investigation was undertaken to identify Natura 2000 and Ramsar sites within and outside the plans’ area with potential to be affected by the Cambridge and South Cambridgeshire Local Plans. This involved the use of GIS data as well as consultation with the Natural England Four Counties team. In line with the precautionary approach, some sites at relatively significant distances from the district boundary were included in the study.
- 4.7 There is one Natura 2000 site within South Cambridgeshire District, which has been considered as part of this assessment:
- Eversden and Wimpole Woods SAC.
- 4.8 There are a number of other sites within the surrounding districts, which have also been considered as part of this Assessment, because of their proximity to South Cambridgeshire and / or the nature of their conservation interest:
- Ouse Washes SAC and SPA
  - Fenland SAC
  - Portholme SAC
  - Devil’s Dyke SAC

4.9 Two Ramsar sites are to be considered:

- Ouse Washes

Fenland (Woodwalton Fen, Chippenham Fen, Wicken Fen)

4.10 Natural England confirmed that this list was comprehensive for the purposes of Habitats Regulations Assessment (by letter 9.11.06). Breckland SAC has been now added to this list in order to ensure that a thorough assessment can be made of all the designated sites that may be impacted by proposals in the future. Other local planning authorities within Cambridgeshire have included the Breckland area into their HRA work and it was therefore considered as a precautionary principle to do likewise.

4.11 Further details of each of these sites along with their relevant conservation objectives are contained within Appendix 2 of the Screening Report for the Cambridge Local Plan, while maps of the sites are included within Appendix 3. Details of the European Sites being assessed, and their relevant conservation objectives, are provided in Appendix 11 of the South Cambridgeshire Draft Final Sustainability Appraisal.

### **Conclusions of the Screening Assessment and relevance to the Cambridge Biomedical Campus SPD**

4.12 Appendix 4 of the Screening Report for the Cambridge Local Plan contains the full assessment of the potential impacts of the plan both alone, and in combination with other relevant plans. The overall conclusions of this screening assessment were that that the Cambridge Local Plan was unlikely to have any significant impacts on the conservation objectives of the Natura 2000 and Ramsar sites identified. As such it was considered that it was not necessary to proceed to Stage 2 of the Habitats Regulations Assessment process, i.e. the requirement for an Appropriate Assessment.

4.13 Annex C of the Screening Report for the South Cambridgeshire Local Plan contains the full assessment of the potential impacts of the plan both alone and in combination with other relevant plans. The overall conclusions of this screening assessment were that the South Cambridgeshire Local Plan was unlikely to have any significant impacts on the identified European sites as a consequence of the policies and allocations in the plan.

- 4.14 Further details of each of these sites along with their relevant conservation objectives are contained within Appendix 2 of the Screening Report for the Cambridge Local Plan, while maps of the sites are included within Appendix 3. Details of the European Sites being assessed, and their relevant conservation objectives, are provided in Appendix 11 of the South Cambridgeshire Draft Final Sustainability Appraisal.

### **Conclusions of the Screening Assessment and relevance to the Cambridge Biomedical Campus SPD**

- 4.15 Appendix 4 of the Screening Report for the Cambridge Local Plan contains the full assessment of the potential impacts of the plan both alone, and in combination with other relevant plans. The overall conclusions of this screening assessment were that the Cambridge Local Plan was unlikely to have any significant impacts on the conservation objectives of the Natura 2000 and Ramsar sites identified. As such it was considered that it was not necessary to proceed to Stage 2 of the Habitats Regulations Assessment process, i.e. the requirement for an Appropriate Assessment.
- 4.16 Annex C of the Screening Report for the South Cambridgeshire Local Plan contains the full assessment of the potential impacts of the plan both alone and in combination with other relevant plans. The overall conclusions of this screening assessment were that the South Cambridgeshire Local Plan was unlikely to have any significant impacts on the identified European sites as a consequence of the policies and allocations in the plan.
- 4.17 The policies for which the Cambridge Biomedical Campus SPD provides guidance, were assessed as part of the Habitats Regulations Assessment Screening undertaken of the Cambridge and South Cambridgeshire Local Plans. As the SPD does not make any changes to these policies, or allocate any land for development, it is unlikely that it will have any significant impacts on the conservation objectives of the Natura 2000 and Ramsar sites identified. The reasons for this conclusion, set against the impacts considered by the screening matrix are as follows:
- **Land take by development** - The Cambridge Biomedical Campus SPD does not propose any development that would take land from any of the Natura 2000 and Ramsar sites identified.
  - **Impact on protected species outside the protected sites** - The Cambridge Biomedical Campus SPD sets out principles on open spaces and landscape through provision of high-quality multi-purpose spaces. The

principles address the need to provide for biodiversity and improve ecology on the campus through habitat retention, creation and enhancement. As such, it is considered that the Cambridge Biomedical Campus SPD will not have any significant adverse impacts on protected species outside of the protected sites and may have some positive effects.

- **Recreational pressure and disturbance** - The Cambridge Biomedical Campus SPD does not allocate land for development, the SPD provides further detail on policies contained within the local plan and as such the guidance that it contains will not result in an increase in recreational pressure and disturbance. As such, it is unlikely that the SPD will have significant impacts on recreational pressure and disturbance of the Natura 2000 and Ramsar sites.
- **Water quantity and quality** - The issue of water quality and quantity is of importance to a number of the Natura 2000 and Ramsar sites identified in the Habitats Regulations Assessment, notably Wicken Fen, Chippen Fen, Woodwalthon Fen and the Ouse Washes and Portholme. The Cambridge Biomedical Campus SPD provides high level guidance for developers to consider on managing flood risk and the water environment as part of new development proposals alongside principles for sustainability such as integrating principles of sustainable design and construction in all aspects of design including water demand, with applicants being encouraged to commit to post occupancy evaluation studies with measurable data on the building's performance including energy and water efficiency standards. Additionally, the Cambridge Biomedical Campus SPD contains guidance for non-clinical uses such as to seek efficiency targets by including non-potable water supply, harvested rainwater or re-used greywater and including urban drainage systems (SuDS). As such, it is unlikely that the SPD will have significant impacts on water quantity and quality of the Natura 2000 and Ramsar sites.
- **Changes in pollution levels** - The Cambridge Biomedical Campus SPD sets out principles for developers to consider impacts on air quality, noise and vibration, and contaminated land through the uses on the campus and through construction phases of development. Requirements for the promotion of sustainable transport and dedicated cycling and pedestrian routes to reduce car dependency improve air quality, alongside ensuring lighting of buildings and open spaces avoids adverse impact on the rural edge and Hobson's Brook, are also included within the SPD. As such, it is unlikely that the draft SPD will have significant impacts on pollution levels at Natura 2000 and Ramsar Sites.

- 4.18 There are considered to be no changes to the in-combination effects identified within the Screening Assessment of the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018.
- 4.19 The overall conclusions of this screening assessment are that the Cambridge Biomedical Campus SPD is unlikely to have any significant impacts on the conservation objectives of Natura 2000 and Ramsar sites identified. As such, it is considered that it is not necessary to proceed to the next stage of the Habitats Regulations Assessment process, i.e. Stage 2 and the requirement for an Appropriate Assessment.



## **5. Consultations**

- 5.1 A public consultation on the draft Planning Obligations SPD will be held between 28 November 2024 and 24 January 2025. As part of the consultation, Natural England the statutory nature conservation body for appropriate assessment will be consulted on this Screening Assessment at the same time as the consultation on the draft SPD.

This page is intentionally left blank



## Update to Neighbourhood Planning Toolkit

**To:**

Cllr Katie Thornburrow, Executive Councillor for Planning, Building Control and Infrastructure  
 Planning and Transport Scrutiny Committee, 4 November 2024

**Report by:**

Stephen Kelly, Joint Director for Planning  
 Email: [stephen.kelly@greatercambridgeplanning.org](mailto:stephen.kelly@greatercambridgeplanning.org)

**Wards affected:**

All

Director Approval: Stephen Kelly Joint Director for Planning confirms that the report author has sought the advice of all appropriate colleagues and given due regard to that advice; that the equalities impacts and other implications of the recommended decisions have been assessed and accurately presented in the report; and that they are content for the report to be put to the Executive Councillor for decision.

1.	<b>Recommendations</b>
1.1	<p>It is recommended that the Executive Councillor for Planning, Building Control and Infrastructure:</p> <ul style="list-style-type: none"> <li>A) Agrees the updated version of the Neighbourhood Planning Toolkit (2024) (attached at Appendix 1) for use in supporting communities producing neighbourhood plans, and for publication on the Greater Cambridge Shared Planning website.</li> <li>B) Agrees that any future minor amendments that are required to the Toolkit to keep it up to date, such as updates to links, legislation and other guidance, be delegated to the Joint Director of Planning and Economic Development, and agrees that any material amendments that are required to keep the Toolkit up to date be delegated to the Joint Director of Planning and Economic Development, in consultation with the Executive Councillor for Planning, Building Control and Infrastructure, and the Lead Member for Planning at South Cambridgeshire District Council.</li> </ul>

<b>2.</b>	<b>Purpose and reason for the report</b>
2.1	<p>This updated Neighbourhood Planning Toolkit has been prepared by Greater Cambridge Shared Planning Service (on behalf of Cambridge City Council and South Cambridgeshire District Council) to support and guide parish councils and neighbourhood forums (and any of their sub-groups) through the preparation of a neighbourhood plan. It has been designed to explain the stages involved and sets out the help that is available from the two Local Planning Authorities.</p> <p>An initial Neighbourhood Planning Toolkit was adopted by South Cambridgeshire District Council in 2018, and has been used informally to support and guide neighbourhood forums in Cambridge through the preparation of a neighbourhood plan.</p> <p>The updated Neighbourhood Planning Toolkit has been updated to cover neighbourhood planning across Greater Cambridge, to reflect national and local changes and requirements, and to provide up to date guidance that is effective in supporting neighbourhood forums and parish councils. The updated version of the Toolkit has been amended to be more user friendly with the Toolkit now all being in one document with accompanying appendices. The document has been structured into sections with clear headings that ensure that each stage of the plan-making process is readily accessible to all users.</p> <p>This report seeks approval to publish the updated Neighbourhood Planning Toolkit to the Greater Cambridge Planning website and to use the Toolkit when supporting our local communities in preparing neighbourhood plans.</p>
<b>3.</b>	<b>Alternative options considered</b>
3.1	<p>When drafting the updated version of the Neighbourhood Planning Toolkit, the Local Planning Authority considered keeping the existing Neighbourhood Planning Toolkit that takes the form of several individual guidance notes. The Local Planning Authority also considered creating two individual Toolkits for each Local Authority, but determined that this would not be efficient due to the significant overlap of the support and guidance across the City and South Cambridgeshire. It was determined that having one overarching Toolkit containing all relevant guidance for neighbourhood forums and parish councils would be more effective for both Councils' in supporting groups, and that the groups would be able to read the updated Toolkit more efficiently through each stage.</p>
<b>4.</b>	<b>Background and key issues</b>
4.1	<p>The Local Planning Authority has a statutory duty to support neighbourhood planning</p>

	<p>groups in preparing a neighbourhood plan. The Neighbourhood Planning Toolkit was originally produced and adopted by South Cambridgeshire District Council in 2018 but has been updated to reflect the needs of neighbourhood forums preparing neighbourhood plans in Cambridge City.</p> <p>Since the Toolkit was first adopted in 2018 several of the links contained in the guidance were outdated and therefore did not provide local communities with the relevant information on the plan-making process. The updated Toolkit now contains up to date national and local guidance on neighbourhood planning and reflects the recently updated Statement of Community Involvement that sets out how the Council's will support neighbourhood forums and parish councils as they progress through the plan-making process.</p> <p>The Toolkit is designed to help local communities decide whether they want to get involved in creating a neighbourhood plan and if they do, how to go about preparing a neighbourhood plan. The Toolkit takes the form of a directory so that users can find relevant information in each chapter of the Toolkit as and when necessary. It follows the chronological order of the stages of plan-making and also sets out best practice examples, themes and topic guidance, and appendices with more information. The Toolkit also sets out 'Top Tips' throughout the document to support the smooth running of preparing a neighbourhood plan.</p> <p>The Toolkit will be highlighted to local communities looking to prepare a neighbourhood plan when they first enquire with the Councils' and will be referred to at any stage of the plan-making process. The updates to the Toolkit will ensure that neighbourhood forums and parish councils receive the most support they can through the plan-making process and will reduce the amount of dialogue needed between the Councils' and neighbourhood forums or parish councils as a greater number of requests and enquiries can be self-served through using the Toolkit.</p>
<p><b>5.</b></p>	<p><b>Corporate plan</b></p>
<p>5.1</p>	<p>The updated Neighbourhood Planning Toolkit aligns with the visions and strategies as set out in the Cambridge City Council Corporate plan 2022-2027: <a href="#">Corporate plan 2022-27: our priorities for Cambridge - Cambridge City Council</a></p> <p>A neighbourhood plan can implement a range of policies that are shaped around the local community's vision and objectives for their local area. The updated Toolkit supports neighbourhood forums in generating policies that meet the intended outcomes and that respond to the Council's strategies. The Toolkit sets out guidance on how policies can address the local context and how to create policies related to a range of themes such as housing, employment, community uses, and the design of new development. A</p>

	<p>neighbourhood plan can identify suitable sites for development, key areas for protection such as historic buildings and local green spaces, and can provide local context to support existing planning policy documents such as a Local Plan.</p> <p>As a result, the Toolkit supports communities in delivering policies aligned with the Council's vision and strategies:</p> <ul style="list-style-type: none"> <li>• Priority 1: Leading Cambridge's response to climate change and biodiversity emergencies</li> <li>• Priority 2: Tackling Poverty and Inequality and helping people in the greatest need</li> <li>• Priority 3: Building a new generation of council and affordable homes and reducing homelessness</li> </ul> <p>Updating the Toolkit has positive implications for the Council as the guidance can be more effectively used by planning groups. Officers are currently having to regularly advise neighbourhood planning groups and provide guidance that is already available in the public domain or within the adopted Toolkit from 2018 that is not very user friendly. With the updated Toolkit and its improved guidance and specific information for neighbourhood forums preparing Neighbourhood Plans within Cambridge, this will transform the way we work, make us more effective in delivering support to neighbourhood forums, and therefore deliver Priority 4: Modernising the council to lead a greener city that is fair for all.</p>
<b>6.</b>	<b>Consultation, engagement and communication</b>
6.1	<p>As the updated Neighbourhood Planning Toolkit is a revision to an existing document and does not set any policy, a public consultation is deemed not to be required. This also reflects the previous approach taken of the existing Neighbourhood Planning Toolkit. Feedback, best practice examples and other requests from neighbourhood planning groups that we have received on the currently adopted Toolkit have been considered and reflected in the updated Toolkit.</p>
<b>7.</b>	<b>Anticipated outcomes, benefits or impact</b>
7.1	<p>The updated Neighbourhood Planning Toolkit will ensure that neighbourhood forums will receive effective guidance at any stage of the plan-making process. The document is broken down in order of the plan-making process and offers neighbourhood forums best practice examples and further external and internal guidance to ensure that they can undertake the plan making process effectively.</p> <p>The document outlines the purpose of neighbourhood planning and its intended outcomes and will allow neighbourhood forums to self-serve when producing a plan, therefore reducing officer time spent responding to neighbourhood planning enquiries via</p>

	<p>email or telephone.</p> <p>By providing improved guidance to neighbourhood forums this will support and encourage the preparation of more neighbourhood plans which will allow communities to have greater say in shaping the future of their communities.</p>
<b>8.</b>	<b>Implications</b>
8.1	<b>Relevant risks</b>
	<p>In the writing of this report consideration was given to the following implications:</p> <p>A) Financial</p> <p>B) Legal</p> <p>C) Equality and socio-economic implications</p> <p>D) Net Zero Carbon, Climate Change and Environmental Implications</p> <p>E) Procurement Implications</p> <p>F) Community Safety Implications</p> <p>All of the implications listed have been considered below.</p>
	<b>Financial Implications</b>
8.2	<p>The updated Neighbourhood Planning Toolkit reflects the financial support that will be provided by the Council, as agreed within the recently adopted Statement of Community Involvement.</p> <p>The updated Toolkit sets out the number of maps the LPA will provide free of charge to neighbourhood forums preparing Neighbourhood Plans.</p> <p>There are no fraud risks identified as a result of this report.</p>
	<b>Legal Implications</b>
8.3	There are no legal implications arising from the report.
	<b>Equalities and socio-economic Implications</b>
8.4	There are no specific equalities and socio-economic implications of this review. An Equality Impact Assessment has not been undertaken for this update, but an Equality Impact Assessment is carried out by neighbourhood forums as part of the plan making process.

	<b>Net Zero Carbon, Climate Change and Environmental implications</b>
8.5	The Toolkit supports local communities in preparing neighbourhood plans that may consider local issues such as climate change and as a result set out policies that will mitigate climate change and negative environmental factors.
	<b>Procurement Implications</b>
8.6	There are no procurement implications arising from the report.
	<b>Community Safety Implications</b>
8.7	There are no direct community safety implications arising from the report.
	<b>Communication, Consultation &amp; Engagement</b>
8.8	Consideration was given to how the Council presents the material in the Toolkit to ensure that it effectively enables local communities at any stage of the neighbourhood plan making process to use the document as a means of support.
<b>9.</b>	<p><b>Background documents</b></p> <p>The adopted Neighbourhood Planning Toolkit (2018) includes 15 individual guidance notes:</p> <ol style="list-style-type: none"> <li>1. <a href="#">Introduction</a> (adopted February 2018)</li> <li>2. <a href="#">Is a neighbourhood plan the right tool for your Parish?</a> (adopted December 2017)</li> <li>3. <a href="#">Getting started</a> (adopted December 2017)</li> <li>4. <a href="#">Getting a neighbourhood area designated</a> (adopted December 2017)</li> <li>5. <a href="#">Developing a vision and objectives</a> (adopted December 2017)</li> <li>6. <a href="#">Generating options</a> (adopted December 2017)</li> <li>7. <a href="#">Writing planning policies</a> (adopted February 2018)</li> <li>8. <a href="#">Strategic environmental assessment (SEA)</a> (adopted February 2018)</li> <li>9. <a href="#">Sources of evidence and information</a> (adopted December 2017)</li> <li>10. <a href="#">Community engagement and Neighbourhood Plans</a> (adopted December 2017)</li> <li>11. <a href="#">What are the basic conditions and how to meet them</a> (adopted December 2017)</li> <li>12. <a href="#">Strategic policies</a> (adopted December 2017)</li> <li>13. <a href="#">Site assessment</a> (adopted December 2017)</li> <li>14. <a href="#">Maps for Neighbourhood Plans</a> (adopted December 2017), <a href="#">updated Appendix 2 (Print Costs)</a> (published December 2019)</li> <li>15. <a href="#">Affordable housing</a> (adopted December 2017)</li> </ol>



<b>10.</b>	<b>Appendices</b>
10.1	Appendix A: Neighbourhood Planning Toolkit (2024)
	<p>To inspect the background papers or if you have a query on the report please contact</p> <p>Lizzie Wood - Principal Planning Policy Officer Telephone: 07593 421045 <a href="mailto:lizzie.wood@greatercambridgeplanning.org">lizzie.wood@greatercambridgeplanning.org</a></p> <p>Terry De Sousa - Planning Policy and Strategy Team Leader Telephone: 07563 421289 <a href="mailto:terry.desousa@greatercambridgeplanning.org">terry.desousa@greatercambridgeplanning.org</a></p>

This page is intentionally left blank

# Neighbourhood Planning Toolkit

Greater Cambridge Shared Planning - November 2024



## Contents

Purpose of this Toolkit .....	5
Foreword .....	6
Chapter 1. Introduction.....	1
What is a neighbourhood plan? .....	1
Who can prepare a neighbourhood plan?.....	1
What is the role of the Local Planning Authority? .....	2
What is the planning weight of the neighbourhood plan in determining planning applications?.....	2
What can a neighbourhood plan do? .....	3
Benefits, challenges and limitations of preparing a neighbourhood plan.....	3
Alternatives to a neighbourhood plan .....	5
Chapter 2. What are the stages in preparing a neighbourhood plan? .....	6
Designation of a Neighbourhood Area.....	6
Designation of a neighbourhood forum.....	6
Preparing the neighbourhood plan.....	7
Pre-Submission (Regulation 14) Public Consultation .....	8
Submission (Regulation 15) and Submission (Regulation 16) Public Consultation .....	8
Examination .....	9
Referendum .....	9
Making (adopting) the neighbourhood plan .....	10
Implementing, Monitoring and Reviewing a neighbourhood plan .....	10
Summary table of the main stages of preparing a neighbourhood plan.....	10
Chapter 3. What to consider when preparing a neighbourhood plan .....	12
National legislation, regulations, planning policy and guidance .....	12
Meeting the 'basic conditions' .....	12
Strategic Environmental Assessment and Habitat Regulations Assessment ....	12
Complying with the Public Sector Equality Duty.....	15
Having regard for National policies .....	16
Strategic Policies in the adopted Local Plans and Area Action Plans .....	16
Other guidance or support available when preparing a neighbourhood plan.....	16
Grants and funding.....	16
Government Technical Support.....	17
Making a grant application .....	18

Consultants .....	19
Mapping guidance .....	19
Using maps in the neighbourhood plan .....	19
Our support offer for producing maps .....	20
Licensing and copyright .....	21
Chapter 4. Designating a Neighbourhood Area or a Neighbourhood Forum .....	22
Plan area .....	22
Who can prepare a neighbourhood plan.....	23
Neighbourhood planning group .....	24
Chapter 5. Preparing the neighbourhood plan .....	26
Community engagement.....	26
Neighbourhood plan website .....	26
What a good neighbourhood plan looks like .....	27
Developing a vision and objectives for the neighbourhood plan .....	28
Key themes for the neighbourhood plan .....	29
Evidence gathering .....	30
Indicative housing requirements.....	31
Getting ready for Pre-submission (Regulation 14) public consultation .....	32
Chapter 6. Pre-submission (Regulation 14) public consultation .....	33
What to do after pre-submission (Regulation 14) consultation .....	34
Dealing with major changes to the neighbourhood plan.....	34
Preparing a consultation statement.....	35
Basic Conditions Statement .....	35
Preparing to formally submit the neighbourhood plan to the Local Planning Authority .....	36
Chapter 6. Submission (Regulation 15) and submission (Regulation 16) public consultation of the Neighbourhood Plan.....	37
Chapter 7. Examination of the Neighbourhood Plan .....	39
Proceeding to referendum.....	39
Chapter 8. Referendum.....	40
Publicity.....	40
Chapter 9. Making (adopting) the Neighbourhood Plan .....	41
Chapter 10. Implementation and monitoring of a neighbourhood plan .....	42
Implementing the neighbourhood plan once it's made (adopted) .....	42
Monitoring the effectiveness of a neighbourhood plan.....	42

Chapter 11. Reviewing your neighbourhood plan.....	43
Should the neighbourhood plan be reviewed?.....	43
Appendix 1: Glossary .....	45
Appendix 2: Responsibilities in preparing a neighbourhood plan .....	49
Appendix 3: Checklist for Neighbourhood Plan groups and getting in contact with the LPA.....	54
Appendix 4: Alternatives to a Neighbourhood Plan .....	55
Appendix 5: When is a full SEA/HRA screening required?.....	63
Appendix 6: Checklist for drafting neighbourhood plan policies .....	64
7: Sources of Evidence and Information.....	65

## Purpose of this Toolkit

This Neighbourhood Planning Toolkit has been published by Greater Cambridge Shared Planning Service (for Cambridge City Council and South Cambridgeshire District Council) to support and guide parish councils, neighbourhood forums and groups through the preparation of a neighbourhood plan. It has been designed to explain the stages involved and sets out the help that is available from the two Local Planning Authorities.

It is our statutory duty as a Local Planning Authority to support groups in preparing a neighbourhood plan. Our adopted [Statement of Community Involvement](#) broadly sets out how we will carry out this duty to advise and assist parish councils and neighbourhood forums at each of the key stages. The amount of support provided will be subject to both our resource availability and the needs of the parish council or neighbourhood forum.

The Toolkit takes the form of a directory so that users can find relevant information in each chapter of the Toolkit as and when necessary. It follows the chronological order of the stages of plan-making and provides more information in the appendices, including a Glossary to assist with key words used throughout the document. The Toolkit also sets out 'Top Tips' throughout the document to support the smooth running of preparing a neighbourhood plan.

Guidance on the preparation of neighbourhood plans has also been published by [Locality](#), a national membership network supporting local community organisations. Reference to the resources published by Locality is made throughout this Toolkit for neighbourhood plan groups to use in preparing their neighbourhood plan.

It is recognised that other topics may be helpful to parish councils and neighbourhood forums moving forwards and the Toolkit will be kept under review and updated to provide further guidance.

More information and updates about neighbourhood planning can be found on our dedicated [neighbourhood planning website](#).

## Foreword

Placeholder: Include quotes from Tumi and Katie



# Chapter 1. Introduction

## What is a neighbourhood plan?

- 1.1 Neighbourhood plans were introduced in 2011 as part of the [Localism Act](#), and provide the opportunity for local communities to shape where they live and work through the preparation of locally specific planning policies.
- 1.2 Neighbourhood plans set out policies for the development and use of land in a local area or neighbourhood. A neighbourhood plan helps to set out a local community's vision through objectives and policies related to themes such as housing, employment, community uses and the design of new developments. It can identify suitable local sites for development, key areas for protection such as historic buildings and green spaces, and can provide local context to support existing planning policy documents such as a local plan.
- 1.3 A neighbourhood plan must meet certain specified '[basic conditions](#)' as set out in paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990. These ensure plans contribute to the achievement of sustainable development, have regard to national policy and guidance and are in general conformity with adopted strategic local planning policies.
- 1.4 A neighbourhood plan cannot propose less growth than the local plan or prevent development from ever taking place in an area. [Locality guidance](#) provides more information on why it is important that neighbourhood plans are in general conformity with strategic local planning policies.
- 1.5 Once adopted or 'made', neighbourhood plans form part of the statutory development plan for the area and have the same status (also known as planning weight) as a local plan. This means that when planning applications are being considered, the policies in a neighbourhood plan hold the same planning status as the local plan, and are considered alongside any other material considerations.

## Who can prepare a neighbourhood plan?

- 1.6 The production of a neighbourhood plan is the responsibility of a parish council or a neighbourhood forum acting as the qualifying body, but also requires support from the local community in the preparation of the plan. Whilst the neighbourhood plan making process itself is community led, Local Planning Authorities have a statutory duty to help local communities as set out in the [Neighbourhood Planning \(General Regulations\) 2012 regulations](#) and are

responsible for leading the Plan from submission through to the making of the Plan.

## **What is the role of the Local Planning Authority?**

- 1.7 Once a neighbourhood plan is prepared and has undergone an independent examination and a successful referendum it falls to the Local Planning Authority to 'adopt' it as a made plan. A neighbourhood plan within South Cambridgeshire would be the responsibility of South Cambridgeshire District Council, and a neighbourhood plan in Cambridge City would be the responsibility of Cambridge City Council.
- 1.8 An overview of how the Local Planning Authority will provide advice and support for neighbourhood planning is provided on pages 29 and 30 of the Councils' adopted [Statement of Community Involvement](#). [Appendix 2](#) provides a summary of the responsibilities of the qualifying body and Local Planning Authority at each stage of plan-making and [Appendix 3](#) sets out when it is best to get in touch with the Local Planning Authority as the plan is prepared.

## **What is the planning weight of the neighbourhood plan in determining planning applications?**

- 1.9 The planning weight to be given to a neighbourhood plan when determining planning applications depends upon the stage at which a particular plan has reached. The [National Planning Policy Framework](#) sets out the weight that may be given to relevant policies in emerging plans.
- 1.10 In summary, in the early stages of plan making such as the pre-submission stage, no weight can be given to the plan as it may not be legally compliant and has not yet been tested against the '[basic conditions](#)'. An emerging neighbourhood plan will only start to have weight once the qualifying body formally submits their plan and supporting documents to the Local Planning Authority. One of the supporting documents is a consultation statement setting out objections that have been received during the pre-submission consultation and how the submission version of the plan has been amended to consider these objections. At this early stage of submission, the emerging plan will have limited weight.
- 1.11 After the Local Planning Authority carries out a consultation on the submission version of the neighbourhood plan, an independent examiner will carry out an examination of the plan to see if it meets the 'basic conditions' set out in national guidance. The outcome of the examiners report will state what modifications will need to be made for it to meet these tests, and therefore the Local Planning Authority will consider whether with the changes made the plan can proceed to

referendum. Until this decision is made, the post examination plan has little planning weight. [Section 70\(2\) of the Town and Country Planning Act 1990 \(as amended\)](#) states that a Local Planning Authority must have regard to a post examination draft neighbourhood plan, as a material consideration to planning applications.

1.12 When the Local Planning Authority has decided that a plan can proceed to referendum, a formal decision statement must be published, and the plan then gains significant weight. Once the referendum has taken place, the neighbourhood plan will be recommended to be adopted or 'made' at a full council meeting. This is when the plan forms part of the statutory development plan for the area, and therefore has full weight when determining planning applications as the plan has the same status as the local plan.

1.13 Our [neighbourhood planning website](#) identifies which stage of plan making the parish councils and neighbourhood forums are in with their neighbourhood plans.

## What can a neighbourhood plan do?

1.14 It is important to understand before preparing a neighbourhood plan what it can and cannot do. Locality guidance provides examples of the opportunities and advantages of producing a neighbourhood plan, as well as issues to consider. More guidance can be found on pages 1 to 3 of part B of the [Locality Roadmap](#).

## Benefits, challenges and limitations of preparing a neighbourhood plan

1.15 Before deciding that a neighbourhood plan is the right tool for your area, there are benefits and disadvantages of a neighbourhood plan that should be considered. These are set out in the bullet points below.

### Benefits

- **Community-led** - A neighbourhood plan is community-led and gives local people direct power to develop a shared vision for their community and the opportunity to shape future development.
- **More influence** - A neighbourhood plan becomes part of the statutory development plan once it is made (adopted) by the Local Planning Authority, therefore carrying equal weight to the local plan.
- **Site allocation** - A neighbourhood plan can enable the community to allocate sites to meet any local needs for different uses, such as housing, leisure, shops and community uses.

- **More relevance** - A neighbourhood plan focuses on the needs of the local community within the Neighbourhood Area. It could contain policies on what is expected from developments such as the design of buildings, the range and type of housing to meet the needs of the community, identifying preferred sites for housing and other development, and identifying priorities for new development such as improving existing pedestrian links, paths and open space.
- **Opening up a dialogue** - In preparing a neighbourhood plan, the local community will need to speak to a range of local stakeholders and organisations which helps form good relationships for the parish council, neighbourhood forum and community.
- **Identifying issues in the local area** - In carrying out consultations and engaging with the local community on the neighbourhood plan, non-planning issues may be identified that can be resolved by the parish council, neighbourhood forum or community.
- **Community Infrastructure Levy (CIL)** - Any area with an adopted neighbourhood plan will be entitled to an extra 10% of CIL from schemes within the neighbourhood area to spend on projects within their area. This only applies where there is a CIL in place in the district, city or area.
- **A voice for the community** – Establishing a community forum in Cambridge can create a locally recognised group that potential developers, infrastructure providers and others can engage with on matters in and around the neighbourhood area. This is particularly beneficial where a neighbourhood forum is not covered by one or more resident associations or also contains local businesses which are not typically represented by resident groups.

### Challenges and limitations

- **Knowledge of planning regulations and procedures** - The community must follow a set process and meet a number of statutory tests which lengthen the process and require planning expertise.
- **Time and resources** - Depending on the number of people involved and their expertise, it can take a long time to prepare a neighbourhood plan. [Locality guidance](#) sets out that plans can take 18 to 24 months to make, however, the average time taken for plans across Greater Cambridge is six years. This is due to a number of factors including delays in the process due to the Covid-19 pandemic, and resourcing of neighbourhood plan groups.

- **Cost of preparing a plan** - The average cost of preparing a neighbourhood plan is £13,000, although government grants are currently available to contribute towards any costs. Locality provides [guidance](#) on how neighbourhood plan groups can be supported by funding and grants.
- **Skills required by the neighbourhood plan group** - Strong interpersonal skills and a variety of specialist skills are required. Specialist skills required will depend on the nature of the area and the issues being covered, but may include reading maps or plans, data analysis, and/or knowledge of specific topic areas such as environmental assessments. The neighbourhood planning group can appoint a consultant to support the neighbourhood plan making process by providing further skills and experience to aid the completion of the plan.
- **Passing a referendum and completing various formal processes** - In the preparation of a neighbourhood plan it must successfully make it through several formal stages including public consultation, independent examination, and approval at a referendum. There are specific requirements to meet at each of these stages.
- **Community Infrastructure Levy (CIL)** - CIL benefits are limited where development is likely to be limited to small-scale proposals. In addition, “self-build” housing is exempt from CIL.

## Alternatives to a neighbourhood plan

1.16 A neighbourhood plan is only the right tool if the issues that are of importance to the community have solutions that can be achieved through the planning process. Other tools are available that may be better suited to meeting your community aspirations if the issues of importance relate to things other than planning.

1.17 [Appendix 4](#) highlights a variety of alternatives to help in making a decision on what is right for your community. Please note that this appendix does not provide an exhaustive list of alternative options, but instead focusses on the key ones to consider.

### Top Tip 1

Once you have read the neighbourhood plan Toolkit, we advise that you discuss whether it is the best option for your community with your parish council, or members of the community that may be interested in forming a neighbourhood forum.

We are then happy to provide guidance on the next stages or answer any questions to help the parish council or neighbourhood forum get started.

Please get in contact with us to arrange an initial meeting with our officers. Our email address is: [neighbourhood.planning@greatercambridgeplanning.org](mailto:neighbourhood.planning@greatercambridgeplanning.org)

## Chapter 2. What are the stages in preparing a neighbourhood plan?

2.1 This chapter of the Toolkit sets out a summary of the stages of preparing a neighbourhood plan. Detailed information regarding each stage is set out from [Chapter 4](#) onwards.

### Designation of a Neighbourhood Area

2.2 Before a neighbourhood plan can be prepared, the area that it relates to needs to be designated as a Neighbourhood Area. An application to designate the Neighbourhood Area must be submitted by a qualifying body, which is either a parish council or neighbourhood forum, to the relevant Local Planning Authority of Cambridge City Council or South Cambridgeshire District Council.

2.3 A Neighbourhood Area can be the whole of a parish, part of a parish or a combination of two parish areas in South Cambridgeshire. For areas in Cambridge, a Neighbourhood Area can represent a ward boundary, part of a ward or a combination of two wards. The formal process for the consideration and designation of a Neighbourhood Area, and the timescale for achieving the designation, will vary depending on the nature of the area chosen.

2.4 The designation of a Neighbourhood Area can be done alongside the designation of a neighbourhood forum, where there is not a parish council(s) to be the qualifying body. More detailed information on the designation of a Neighbourhood Area is set out in [Chapter 4](#).

### Designation of a neighbourhood forum

2.5 A neighbourhood plan must be prepared by a qualifying body. In South Cambridgeshire, where there are parishes, the qualifying body is the parish council. The exception to this is where the parish only has a parish meeting, rather than a full parish council. In areas with a parish meeting, a neighbourhood forum must be designated as the qualifying body.

2.6 In Cambridge, a neighbourhood forum must be designated as the qualifying body. A neighbourhood forum is defined in national legislation as being a group

of at least 21 people from different sections within the community who live or work in the area or are elected members for the area, and who have a written constitution.

- 2.7 Where a neighbourhood plan is to be prepared by a neighbourhood forum, an application to designate the neighbourhood forum must be submitted by the proposed neighbourhood forum to the relevant Local Planning Authority.
- 2.8 A formal process will be undertaken to consider and designate the neighbourhood forum.
- 2.9 More detailed information on the designation of a neighbourhood forum is set out in [Chapter 4](#) of the Toolkit.

## Preparing the neighbourhood plan

- 2.10 Once the Neighbourhood Area has been designated, the qualifying body and other volunteers from within the community can start to prepare the neighbourhood plan. At an early stage, the qualifying body will need to decide what issues and topics will be covered by the plan, and evidence will need to be gathered to support the policies and proposals that are to be included in the plan. This should involve reviewing existing planning documents, gathering information through public engagement with the local community, and analysing data for the area such as information from the [Office for National Statistics Census](#).
- 2.11 The neighbourhood plan should be drafted so that it clearly sets out a vision and objectives, each policy and its justification, and any community aspirations. The qualifying body may wish to seek constructive feedback through informal comments from the Local Planning Authority on early drafts of the neighbourhood plan.
- 2.12 Once a complete draft of the neighbourhood plan has been prepared it is also important to consider seeking a 'Health Check' of the neighbourhood plan from an independent consultant. A 'Health Check' can be secured via the [Technical Support](#) provided by Locality.

### Top Tip 2

Once the qualifying body has prepared a draft of the vision, objectives, and key themes and has an outline for the policies in the neighbourhood plan, we are happy to advise neighbourhood plan groups on the next stages of preparing the plan.

Please get in contact with your designated Officer, or via our email address: [neighbourhood.planning@greatercambridgeplanning.org](mailto:neighbourhood.planning@greatercambridgeplanning.org)



2.13 More detailed information on preparing a neighbourhood plan is set out in [Chapter 5](#) of the Toolkit.

## **Pre-Submission (Regulation 14) Public Consultation**

2.14 Once the neighbourhood plan and any evidence documents are fully drafted, this pre-submission version of the neighbourhood plan will need to be approved by the qualifying body, and then be subjected to formal public consultation. The public consultation is undertaken by the qualifying body and must last at least six weeks, and consultees, specified in the neighbourhood planning regulations, must be notified of the consultation.

2.15 From the comments received during this consultation, the qualifying body will understand whether the pre-submission version of the neighbourhood plan is supported by the local community and other stakeholders, and if any policies are not supported or need to be changed.

2.16 More detailed information on the pre-submission (Regulation 14) public consultation is set out in [Chapter 5](#) of the Toolkit.

## **Submission (Regulation 15) and Submission (Regulation 16) Public Consultation**

2.17 Once the qualifying body has considered all the comments received on its pre-submission version of the neighbourhood plan, and made any amendments to the neighbourhood plan, it can be formally submitted to the Local Planning Authority alongside the necessary supporting documents.

2.18 These supporting documents include a Consultation Statement and Basic Conditions Statement. The Consultation Statement identifies the public engagement carried out during the preparation of the neighbourhood plan. It sets out comments that have been received during the pre-submission public consultation and how they have been responded to, including whether any amendments have been made to the plan in light of these comments. The Basic Conditions Statement is required to demonstrate to the independent examiner how the neighbourhood plan has met the requirements of each of the '[basic conditions](#)' and other legal tests as detailed in [Chapter 3](#) of the Toolkit.

2.19 Once a neighbourhood plan is formally submitted, the Local Planning Authority has to carry out a public consultation on the submission version of the neighbourhood plan. This consultation must last at least six weeks, and consultees specified in the neighbourhood planning regulations must be



notified of the consultation. Any comments received during this public consultation are shared with the Examiner.

2.20 More detailed information on the submission of the neighbourhood plan (Regulation 15) and the submission (Regulation 16) public consultation is set out in [Chapter 6](#) of the Toolkit.

## Examination

2.21 A neighbourhood plan is examined by an Independent Examiner, who is appointed by the Local Planning Authority having liaised with the qualifying body. Most neighbourhood plan examinations are carried out using a written representations process, with a few exceptions which include the need for a hearing.

2.22 The Examiner will consider whether the neighbourhood plan meets the 'basic conditions' that are set out in national regulations. The outcome is an Examiners Report which will set out what modifications (if any) the Independent Examiner recommends are made to the policies in the neighbourhood plan, so that it meets the '[basic conditions](#)'.

2.23 The Local Planning Authority must decide whether to accept the recommendations and any modifications proposed by the Independent Examiner and therefore whether with these changes the neighbourhood plan can proceed to referendum. A formal decision statement must be published by the Local Planning Authority.

2.24 More detailed information on the examination is set out in [Chapter 7](#).

## Referendum

2.25 The Local Authority is responsible for organising the referendum, which must be carried out in accordance with neighbourhood planning referendum regulations. At the referendum, the local community is given the opportunity to vote on whether the referendum version of the neighbourhood plan (which includes the Independent Examiner's modifications) should be used for determining planning applications within the Neighbourhood Area. Where more than half of those voting are in favour of the neighbourhood plan, the referendum is deemed successful.

2.26 More detailed information on the referendum is set out in [Chapter 8](#) of the Toolkit.

## Making (adopting) the neighbourhood plan

2.27 Following a successful referendum, the neighbourhood plan is made (adopted) by the Local Planning Authority and the neighbourhood plan becomes part of the statutory development plan for the area, having the same status as the adopted local plan in determining planning applications.

2.28 More detailed information on the making (adopting) of the neighbourhood plan is set out in [Chapter 9](#).

## Implementing, Monitoring and Reviewing a neighbourhood plan

2.29 Whilst there is not a statutory requirement for a qualifying body to review their neighbourhood plan, we recommend that the plan is monitored through subsequent decisions and actions to identify how effective it is in practice. It is important to review how policies are being applied to shape decisions on planning applications and also whether the main aims of the plan are being achieved. Detailed information on implementation and monitoring of a neighbourhood plan is set out in [Chapter 10](#).

2.30 Neighbourhood plans benefit from being reviewed and revised to reflect changing contexts and changing needs or to improve effectiveness of the policies. Reviewing a neighbourhood plan to assess any need for revision may be done as part of the monitoring process. The decision to review a neighbourhood plan is down to the neighbourhood plan group.

2.31 Detailed information on the reviewing of a neighbourhood plan is set out in [Chapter 11](#).

## Summary table of the main stages of preparing a neighbourhood plan

<b>Starting the Process</b>	<ul style="list-style-type: none"><li>• Members of the community agree to prepare a neighbourhood plan</li><li>• Designate Neighbourhood Area</li><li>• Form a neighbourhood plan working group</li><li>• Consider appointing a consultant</li><li>• Secure Locality grant funding</li></ul>
<b>Evidence Gathering</b>	<ul style="list-style-type: none"><li>• Carrying out Residents' Survey</li><li>• Gathering relevant information</li><li>• Completing Technical Studies</li></ul>

<b>Plan Preparation</b>	<ul style="list-style-type: none"> <li>• Decide what the Plan is going to address and start first Draft</li> <li>• Parish Council approve the Draft consultation</li> <li>• District Council asked to “screen” for Strategic Environmental Assessment and Habitats Regulations Assessment</li> </ul>
<b>Consultation</b>	<ul style="list-style-type: none"> <li>• Plan must be consulted on for at least 6 weeks</li> <li>• Must seek to engage all residents and businesses</li> <li>• District will provide details of statutory bodies to consult</li> <li>• Plan must be available and accessible to view and comment on</li> </ul>
<b>Review and Submission</b>	<ul style="list-style-type: none"> <li>• Comments received are reviewed and the Plan amended as necessary</li> <li>• The Plan and required supporting documents are submitted to the Local Authority</li> </ul>
<b>Submission Consultation</b>	<ul style="list-style-type: none"> <li>• The Local Authority consults on the Plan for at least 6 weeks</li> </ul>
<b>Examination</b>	<ul style="list-style-type: none"> <li>• Independent Examiner appointed by the Local Authority in agreement with Qualifying Body</li> <li>• Examination of the Plan against the “Basic Conditions” takes place</li> <li>• Production of a Report that identifies the changes required to take the Plan forward to Parish Referendum</li> </ul>
<b>Referendum</b>	<ul style="list-style-type: none"> <li>• Referendum called and run by the Local Authority</li> <li>• Held in same way as elections and under election rules</li> <li>• Simple majority will mean that the Plan can be “made” by the Local Authority</li> </ul>

Table 1: Summary of the plan-making process in stages

## Chapter 3. What to consider when preparing a neighbourhood plan

3.1 This chapter sets out different elements to consider when preparing a neighbourhood plan. The chapter identifies national policy and guidance that need to be addressed through the neighbourhood plan. It also sets out what makes a good plan, the key themes to consider and the gathering of evidence in the preparation of the plan.

### National legislation, regulations, planning policy and guidance

#### Meeting the 'basic conditions'

3.17 All neighbourhood plans must meet the '[basic conditions](#)' set out in national legislation and regulations. Neighbourhood plans must:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State
- Contribute to the achievement of sustainable development
- Be compatible with EU obligations
- Be in general conformity with the strategic policies in the development plan for the local area
- Meet the prescribed condition relating to not breaching the Habitats and Species Regulations
- Meet a number of other basic conditions.

3.18 A parish council or neighbourhood forum will need to prepare a statement about how their neighbourhood plan meets the '[basic conditions](#)' and submit this to the Local Planning Authority.

#### Strategic Environmental Assessment and Habitat Regulations Assessment

3.19 The 'basic conditions' includes a requirement that states that the making of the neighbourhood plan "does not breach, and is otherwise compatible with, EU Obligations". These obligations remain in place despite the United Kingdom no longer being a member of the European Union, and this includes a requirement for a Strategic Environmental Assessment (SEA). This is an important tool for integrating environmental considerations into the preparation of plans.

- 3.20 A Strategic Environmental Assessment is required if a neighbourhood plan is likely to have a significant effect on the environment, particularly where it affects a sensitive area and the features for which it was designated. Proposals may also have the potential to give rise to significant effects if they affect other designations or features, such as Conservation Areas or Listed Buildings. The more environmentally sensitive the location, the greater possibility that effects might be significant and will require an assessment.
- 3.21 To identify whether a neighbourhood plan might have significant environmental effects and if there is a consequential need to undertake a Strategic Environmental Assessment Report, the neighbourhood plan must be 'screened'. The requirements of the 'screening' process are set out in [Regulation 9 of The SEA Regulations](#).
- 3.22 The Local Planning Authority will commission the screening of the draft policies to see whether a full Strategic Environmental Assessment Report is required. External consultants have been retained to undertake this work and we will contribute a combined up to £2,000 towards the screening costs for the Strategic Environmental Assessment and Habitats Regulations Assessment.
- 3.23 Neighbourhood plan proposals should be screened at an early stage of the plan's preparation. Once all the policies for the neighbourhood plan have been drafted, and subject to informal feedback from Greater Cambridge Shared Planning officers, there will be a need for the screening process to be carried out to see whether a full Strategic Environmental Assessment Report is required.
- 3.24 Early screening will help any 'full' Strategic Environmental Assessment to be built into the project plan so that it can be carried out alongside plan development. This will allow the environmental considerations to shape the plan and will avoid delays later in the process.
- 3.25 A parish council or neighbourhood forum will need to submit the results of the screening process, and if required the full Strategic Environmental Assessment Report, to the Local Planning Authority alongside the Neighbourhood Plan.
- 3.26 One of the most significant environmental effects that a neighbourhood plan could have is on certain sites for wildlife conservation that are identified and designated at the European level. These sites, known as 'Natura 2000' sites, include designations such as Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). The Habitats Directive requires special consideration of these designated sites. These designations are also established through further EU Directives which neighbourhood plans still need to comply with to meet the ['basic conditions'](#).

3.27 As for the Strategic Environmental Assessment process, the Local Planning Authority will also commission (through retained consultants) the screening of the draft policies to give an opinion as to whether the contents of emerging neighbourhood plans require a Habitats Regulation Assessment (HRA). This is an important part of the screening test that must be undertaken to see if a neighbourhood plan is likely to have a significant effect on any of the wildlife sites that have protection at a European level. Within South Cambridgeshire there is only one such site – Wimpole and Eversden Woods (a SAC). Despite this, due to the sensitivities of SPAs and SACs, impacts from development can be felt from wider afield.

3.28 Should the screening process identify that a Habitats Regulation Assessment will be required, then it is strongly advised that specialist ecological consultants are commissioned, due to the technical nature and requirements of such assessments.

### Top Tip 3

It is advised that a draft of the neighbourhood plan with largely finalised policies is shared with the Local Planning Authority ahead of the pre-submission consultation to enable the screening process to be undertaken. This will allow for any further requirements, such as a full Strategic Environmental Assessment Environmental Report to be built into the timetable for the preparation of the neighbourhood plan and be carried out alongside other elements of plan making, such as the pre-submission consultation.

3.29 As part of our Support Offer to parish councils and neighbourhood forums, once the external consultants have prepared the Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report, the Local Planning Authority will also carry out the necessary consultation with the relevant bodies. Regulations require consultation with three identified relevant bodies.

These are:

- Historic England
- Natural England
- Environment Agency

3.20 Each consultation body will be able to advise on particular topics relevant to their specific area of expertise and responsibility, and the specific information that they hold. The consultees will either agree or disagree with the screening opinion of the report, for example, whether a 'full' Strategic Environmental Assessment Environmental Report should be undertaken. This is an important step towards demonstrating that a neighbourhood plan has met the ['basic conditions'](#).

- 3.21 If the SEA and HRA screening process ‘screens out’ the need to undertake a ‘full’ SEA Environmental Report and Habitats Regulations Assessment, then an up-to-date SEA and HRA Screening Report will satisfy the ‘basic condition’ regarding this EU obligation.
- 3.22 It is recommended that this screening process and the consultation with the relevant bodies take place prior to the parish council or neighbourhood forum undertaking consultation on the pre-submission neighbourhood plan (Regulation 14). The responses from the three identified bodies that were consulted during the screening process will need to be included in the final SEA Screening Report. It is recommended that consultation with the statutory bodies on the Screening Report is undertaken as early as possible, and for a period of three weeks.
- 3.23 Locality provides more guidance on the [SEA/HRA screening process](#) and information on when a full screening is required can be found in [Appendix 5](#).

### Complying with the Public Sector Equality Duty

- 3.24 The [Equality Act 2010](#) places an [Equality Duty](#) on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a “protected characteristic” and those who do not.
- 3.25 “Protected characteristics” are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion and belief, sex, and sexual orientation.
- 3.26 It is strongly encouraged to consider the equality implications of the neighbourhood plan at an early stage. Carrying out an Equality Impact Assessment (EqIA) helps to ensure that neighbourhood planning policies and objectives do not disadvantage or discriminate against potentially vulnerable groups and that, where possible, they promote equality. An EqIA also provides documentary evidence that the parish council or neighbourhood forum has complied with the Public Sector Equality Duty.

#### Top Tip 4

Get in touch with our officers to request an Equality Impact Assessment form which can be used when preparing the supporting documents that will be submitted alongside the neighbourhood plan. Please get in contact with your designated officer, or via our email address:

[neighbourhood.planning@greatercambridgeplanning.org](mailto:neighbourhood.planning@greatercambridgeplanning.org)

## Having regard for National policies

- 3.27 A neighbourhood plan must not constrain the delivery of important national policy objectives. The [National Planning Policy Framework](#) (NPPF) is the main document setting out the government's planning policies for England and how these are expected to be applied.
- 3.28 The [NPPF](#) sets out that a neighbourhood plan should support the delivery of strategic policies set out in the local plan or spatial development strategy and should shape and direct development that is outside of those strategic policies. It states that within this broad context, the specific planning topics that a neighbourhood plan covers, is for the local community to determine but should contain policies for the development and use of land.
- 3.29 Guidance on neighbourhood planning set out in the [National Planning Practice Guidance](#) (NPPG) should also be considered in the preparation of the neighbourhood plan alongside the NPPF. The parish council or neighbourhood forum will need to demonstrate regard for national policy and consider whether a particular policy is or is not relevant. This will need to be set out in a basic conditions statement.

## Strategic Policies in the adopted Local Plans and Area Action Plans

- 3.30 A neighbourhood plan can include policies that differ from non-strategic local plan policies or introduce new policies, but any such policies must still be in general conformity with the identified strategic policies. The Strategic Policies in the adopted South Cambridgeshire Local Plan 2018 and adopted Area Action Plans for Northstowe, Cambridge East, Cambridge Southern Fringe and North West Cambridge are identified in [Appendix E of the Local Plan](#).
- 3.2 The Strategic Policies in the adopted Cambridge Local Plan 2018 were agreed at [Planning and Transport Scrutiny Committee on 15 January 2019](#) (see item 19/8/PnT).

## Other guidance or support available when preparing a neighbourhood plan

### Grants and funding

- 3.3 The average cost of preparing a neighbourhood plan is £13,000, although government grants are currently available to contribute towards any costs. In most cases parish councils and neighbourhood forums are able to access government grants to assist with the preparation of a neighbourhood plan. An organisation called Locality administer the grant process on behalf of the



government and their [website](#) provides full guidance on what costs are eligible and how to apply.

3.4 Most costs incurred by the parish council or neighbourhood forum will be incurred up to the point of submitting the plan to the Local Planning Authority. Once the plan has been submitted, the costs of further consultation, the examination and the referendum will be met by the Local Planning Authority. Further costs may be incurred by the parish council or neighbourhood forum if there is a hearing on the neighbourhood plan where the parish council or neighbourhood forum may wish for the planning consultant to appear with them. There may also be costs associated with updating the neighbourhood plan and maps following receipt of the Examiners Report.

3.5 Currently, basic grants are available for up to £10,000 for parish councils and neighbourhood forums. For the year 2023 to 2024, the guidance states: “If you are writing a neighbourhood development plan or neighbourhood development order and are based in England you can apply to the programme for a Basic Grant of up to £10,000.” The basic grant will cover the costs of fees such as:

- Seeking advice, drafting of policies and project management from external consultants
- The preparation of technical reports, and preparation of evidence bases
- Training sessions
- Facilitator costs
- Project costs, such as room hire, website development, publicity costs and printing costs

3.6 Where a Neighbourhood Area has yet to be designated, the maximum basic grant allowed is £1,000. But once a Neighbourhood Area has been designated, the remaining basic grant can be applied for.

3.7 Where a Neighbourhood Plan meets certain eligibility criteria, such as by allocating sites or including design codes (as of January 2024), a further £8,000 of additional grant funding is available.

3.8 More guidance on what the basic and additional grant funding are, and the eligibility for the additional grant funding, can be found on the [Locality website](#), as well as a note that sets out more about [how a neighbourhood forum or parish council can spend the grant funding](#).

## **Government Technical Support**

3.9 In addition to financial support, the government also provides free “technical support” to assist with detailed elements of preparing a neighbourhood plan. The

Locality guidance for the year 2023 to 24 states: “Technical Support includes professional support and advice on technical or process issues. It is available for eligible groups facing more complex issues in developing their neighbourhood plan or neighbourhood development order. Technical Support is awarded as a technical work package and is separate to grant. It has no relation to how much grant a group can have. It is delivered free of charge to groups who qualify by meeting the eligibility criteria.”

3.10 If [Technical Support](#) is awarded to the qualifying body, this takes the form of professional consultants tasked with completing specific pieces of work. The cost of this is met directly by the Government and does not come out of the available grant money. As of January 2024, the technical support packages available include:

- Setting up a neighbourhood planning group (in non-parished areas only)
- Carrying out a housing needs assessment
- Site options and assessments
- Site viability
- Environmental Impact Assessment (EIA)
- Strategic Environmental Assessment (SEA)
- Masterplanning
- Design including Design Codes
- Habitats Regulations Assessment
- Plan Health Check Review; and
- Facilitation for designated neighbourhood forums and areas.

3.11 More guidance on the eligibility of seeking technical support and what the different support packages involve can be found on the [Locality website](#).

### **Making a grant application**

3.12 Applications for the basic grant, additional grant and technical support are made online through the [Locality website](#). They should preferably be made by the Clerk of the parish council or someone with authority to make the application.

3.13 Applications for technical support are made in the same way and at the same time as financial grants. It is possible, however, to apply for technical support packages without seeking a financial grant.

3.14 Given that the grant rules can change from time-to-time, this Toolkit does not provide details of the grant application process and what needs to be submitted, but the Local Planning Authority can provide guidance to neighbourhood forums and parish councils that are carrying out the process.

3.15 The application form allows for answers to be saved and the completion of the form to be continued as long as it is completed within 30 days. The Locality website also provides a [blank copy of the application form](#). The website states that “this is not your actual application form and you cannot submit this. This is to help you prepare answers to your questions in advance of submitting your actual application form.”

## Consultants

3.16 Producing a neighbourhood plan requires effective project management at all stages of the plan making process. During stages of evidence gathering, policy writing and community engagement, the parish council or neighbourhood forum may look to commission a planning consultant with expertise to provide insight into effectively managing these stages of the plan. A consultant will act as a guide to support the parish council or neighbourhood forum during the plan making process with the gathering of evidence, writing of policies and drafting of supporting documents. Guidance on the process of commissioning a consultant can be viewed on the [Locality website](#).

3.17 The neighbourhood plan grant can pay for consultants’ fees, but it should be noted that there is a maximum day rate. For the year 2023 to 2024 it is £550 a day.

### Top Tip 5

Of the eight neighbourhood plans that have been ‘made’ in Greater Cambridge, seven have commissioned a consultant to help in the preparation of the plan.

Neighbourhood plan groups are encouraged to speak with other parish councils or neighbourhood forums in Greater Cambridge who have prepared a neighbourhood plan to share advice on their experience working with consultants and any recommendations. Groups may also want to consider requesting support from [Cambridgeshire ACRE](#) in the preparation of the neighbourhood plan.

Our website lists the neighbourhood plans that have been made: [Neighbourhood planning \(greatercambridgeplanning.org\)](#).

## Mapping guidance

### Using maps in the neighbourhood plan

3.18 The use of maps at all stages of the neighbourhood planning process will help bring the neighbourhood plan or consultation event to life. People can better relate to maps or pictures, and express their feelings about an area with the aid

of a map easier than with just the written word. A good neighbourhood plan will have maps that identify sites or features that are set out in the planning policy.

3.19 It is also mandatory within a neighbourhood plan to include maps if any of the policies relate to specific sites or areas. Below are the stages in which maps are used in the neighbourhood planning process:

- **Designating the Neighbourhood Area or Neighbourhood Forum:** A map showing the proposed Neighbourhood Area is required as part of the application submitted to the Local Planning Authority requesting the designation of a Neighbourhood Area or Neighbourhood Forum.
- **Consultation:** Maps can be used throughout the drafting phase of preparing a neighbourhood plan, as they can aid the consultation process when neighbourhood plan groups start to explore the possible options for policies and proposals within the plan.
- **The neighbourhood plan:** When a neighbourhood plan is submitted it will need several things to support it, one of which is a map identifying the area the plan relates to, this will be the Designated Neighbourhood Area Map. A neighbourhood plan also needs to include a policies map. Once adopted, the details on the policies map will be used in determining planning applications and other council functions, such as land searches. A policies map shows policies with a spatial element such as:
  - **Site allocations:** areas of land that have been allocated for specific uses
  - **Designations:** areas to receive protection from development including local, national and international environmental designations.

### **Our support offer for producing maps**

3.20 The Local Planning Authority can support in producing a package of maps, free of charge. This includes the preparation of the Neighbourhood Area designation map that is submitted by the parish council or neighbourhood forum alongside the designation form as detailed in [Chapter 4](#). The free package of maps prepared for a neighbourhood plan is typically around 10 maps but depends on the complexity of the maps requested. Additional or more complex maps can be provided at an hourly rate and can be explored in the initial meeting with the neighbourhood planning group, where a programme of work can also be agreed.

3.21 Before we can provide support, the parish council or neighbourhood forum must obtain the necessary Ordnance Survey license requirements by signing up

to the Ordnance Survey's Public Sector Mapping Agreement (PSMA). This will allow for the Local Planning Authority to share mapping data with the neighbourhood plan group more easily. [Sign-up for free](#), or find out more information on the [PSMA website](#). If the parish council or neighbourhood forum uses an external supplier to create the maps using OS data, in addition to the PSMA, the supplier will need to sign and send in a third party contractors agreement.

3.22 All data and maps supplied by the Local Planning Authority is solely for the use of creating the neighbourhood plan.

3.23 Alternatively, online mapping sites can also provide the facility to produce maps of the neighbourhood area. There may be a subscription required or costs associated with using such sites. It should be noted that some online mapping sites rely on members of the public to keep them updated, and therefore the Local Planning Authority cannot guarantee that the data on these sites is up to date or valid for neighbourhood planning purposes.

### **Licensing and copyright**

3.24 For any data or GIS layers, the neighbourhood planning group must ensure they seek and attain the permission and/or rights for the use of all data for mapping purposes. Please contact the author of the information to confirm this.

3.25 A copyright line must be included whenever mapping is used, written as: "© Crown copyright and database right 2024. Ordnance Survey Licence number 100022500". The year will change.

3.26 Other copyright statements may be required; these will be advised as and when appropriate.

### **Useful data sources for maps**

3.27 There are many useful datasets that can be used for gathering evidence and downloading data or maps for use in a neighbourhood plan. These data sources are set out in [Appendix 7](#).

## Chapter 4. Designating a Neighbourhood Area or a Neighbourhood Forum

4.1 A parish council or neighbourhood forum that wishes to prepare a neighbourhood plan, will need to apply to the relevant Local Planning Authority for an area to be designated as a Neighbourhood Area.

### Plan area

4.2 For a parish, this would normally coincide with the parish boundary. It is possible to designate a Neighbourhood Area that covers a part of the parish or covers two or more parishes. If the Neighbourhood Area is to cover the whole parish, the designation process is straightforward and relatively quick. However, where a Neighbourhood Area is not the same as a parish boundary, it will be necessary for the Local Planning Authority to consult on the proposed area before it can be designated.

4.3 There are advantages to choosing the same area as the parish boundary. These are:

- a) If a parish council applies to have its parish as a Neighbourhood Area this does not need to be consulted upon
- b) It is more likely to be supported by the local community
- c) The choice of area will be easy to justify in your Neighbourhood Area application form.

4.4 There are also benefits to working together as a group of parish councils:

- a) Common issues can be tackled together
- b) There will be more people with a wider range of experience that can help with creating the neighbourhood plan
- c) Costs can be shared
- d) It can build upon one or a number of individual parishes' Community-Led or Parish Plans.

4.5 Where no parish council exists, it will be necessary to establish a neighbourhood forum and for the forum to apply to designate the Area. In an urban area, such as in Cambridge, it can be difficult to define a distinct locality that can be recognised as being different to other surrounding areas. As a starting point the following criteria should be considered:

- a) Could the Area cover a ward? There is a ward map available to view on the [Cambridge City Council website](#).

- b) If a ward is too large, consider using some of the areas defined by the Office for National Statistics and which are used to collect and disseminate Census and other data.

4.5 In all instances a Neighbourhood Area cannot include an area that is already designated by another Neighbourhood Area.

4.6 The application to designate a Neighbourhood Area should be made to the relevant Local Planning Authority by using [the application form](#) on the GCSP website. The form will ask you to provide a name of the Neighbourhood Area and a statement as to why you have considered the boundary proposed. A map of the proposed Neighbourhood Area also needs to be submitted with the completed application.

## Who can prepare a neighbourhood plan

### Parish or town councils

4.7 To produce a neighbourhood plan, the area it covers must be formally designated by the local authority. For parishes, neighbourhood plans normally cover the whole parish but in areas without a parish or parish council, a neighbourhood forum has to be established, and the area has to be defined.

4.8 Where a parish council is in operation, that body is responsible for the preparation of a neighbourhood plan in the parish. For the purposes of neighbourhood planning, they are known as the “qualifying body”. The decision to proceed with a neighbourhood plan should be taken at a parish council meeting and it is recommended that the decision is noted in the meeting minutes.

### Neighbourhood forums

4.9 When an area that does not have a town or parish council, a neighbourhood forum must be established in order to produce a neighbourhood plan. The application to form a neighbourhood forum must meet the [2012 neighbourhood plan regulations](#) so that the Local Planning Authority can consult on the neighbourhood area ahead of designation the qualifying body to produce a neighbourhood plan for its area. A neighbourhood forum can be designated for five years and then it must go through the process again to re-designate the forum once this time has lapsed.

4.10 The basic requirements of forming a neighbourhood forum are:

- The forum is established to promote or improve the social, economic and environmental wellbeing of an area that consists of or includes the Neighbourhood Area concerned

- A purpose that reflects the character of the area in general terms
- Membership to the forum is open to people living and working in the area, and elected members for the area (reasonable steps must be taken to secure at least one of each)
- A minimum of 21 members from the above groups
- Membership to the forum should be drawn from different places in the area and different sections of the community.

4.11 Where a neighbourhood forum is established, that body is responsible for the preparation of a neighbourhood plan in the parish. For the purposes of neighbourhood planning, they are known as the “qualifying body”. The decision to proceed with a neighbourhood plan should be taken at a neighbourhood forum meeting and it is recommended that the decision is noted in the meeting minutes.

4.12 More guidance on the steps to take to establish a neighbourhood forum can be found on the [Locality website](#).

## Neighbourhood planning group

4.13 Once a decision has been made to produce a neighbourhood plan it is recommended to set up a working group to oversee the project. [Locality guidance](#) recommends that a working group is established comprising volunteers from the community and members of the parish council or neighbourhood forum. This helps to reduce the burden on parish councillors or members of the neighbourhood forum and ensures that the plan reflects the vision of the local community who will ultimately decide whether to vote for the plan at referendum.

4.14 The parish council or neighbourhood forum may wish to consider holding informal publicity events aimed at informing residents about neighbourhood plans, the aims of the plan and seek volunteers to join the neighbourhood planning group.

4.15 There is no prescription for the size of a neighbourhood planning group, but experience of working with communities shows that between 6 and 10 members is most efficient and effective. It is recommended that:



- Either a parish councillor or representative of the forum acts as the link between the neighbourhood planning group, and the parish council or a neighbourhood forum
- Regular updates are provided to the parish council or neighbourhood forum for noting and decision making at meetings
- The relationship between any group and the formal function of the parish council or neighbourhood forum should be transparent to the wider public. It should be clear whether the working group is a formal sub-committee of the parish council or neighbourhood forum, and the minutes of meetings should be made available to the public.

## Chapter 5. Preparing the neighbourhood plan

### Community engagement

5.1 The parish council or neighbourhood forum wishing to prepare a neighbourhood plan will need to ensure that the wider community is involved from the outset. Early engagement is essential in developing support, understanding and consensus. Delayed engagement can cause conflict, additional costs and delays.

5.2 Engagement activity can be carried out in different ways including:

- **Informing** – giving people knowledge so that they are informed, for example, through leaflets and newsletters, posters, information stalls, news releases, web-based information and social media
- **Consulting** – asking people what they think so that decision-makers can make even better decisions, for example, through questionnaires and surveys (online or printed), focus groups, events and feedback on written plans
- **Involving** – acting together with the local community, for example, through devolved decision-making such as sub-groups of a neighbourhood plan group with community members involved, and round table workshops
- **Empowering** – supporting the local community to take action on its own, for example, through devolved responsibility for evidence gathering, sourcing local knowledge, and policy writing.

5.3 The possibility of a 'no' vote at referendum is greatly reduced if people have ownership of your plan and an opportunity to shape it, rather than merely having the opportunity to accept or reject it in its entirety.

5.4 It is a statutory requirement that publicity and consultation take place. When the neighbourhood plan is submitted, it will be accompanied by a consultation statement in which the parish council or neighbourhood forum will need to demonstrate that the legal requirements have been met.

### Neighbourhood plan website

5.5 It is important that the preparation of the neighbourhood plan is transparent and that anyone with an interest in the area has the opportunity to find out about the neighbourhood plan and its progress.

5.6 The parish council or neighbourhood forum should have a public-facing website dedicated to the neighbourhood plan. This can be the repository for all information about the preparation of the plan, including details of the working group, consultation engagement events and evidence reports.

5.7 The Local Planning Authority at each stage in the neighbourhood plan making process will also update the Council's dedicated [neighbourhood planning pages](#) to reflect the stage of the neighbourhood plan and to publish information throughout the process.

## What a good neighbourhood plan looks like

5.8 The neighbourhood plan should be set out in an easy-to-read structure. Planning policies must be written in a manner that makes their intention clear to the end users of the neighbourhood plan. There should be a clear distinction between the general body of text and the planning policies. The policies should be supported by a proportionate amount of contextual text, such as the rationale or justification, and can provide separate evidence documents or appendices that are necessary to support the content of the plan's policies.

5.9 [National Government Planning Practice Guidance](#) states that "a policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared." [Appendix 6](#) provides a checklist to consider when drafting policies.

5.10 The neighbourhood plan policies can be written in different styles, appropriate to the intent of the policy. The main policy types are:

- **General policies:** These are broad policies that apply universally to development proposals across the whole of the neighbourhood plan area and can be based on specific themes like parking provision or the design of new buildings.
- **Criteria based policies:** These identify the requirements that development proposals should meet. Criteria are usually set out in bullet points and all criteria would usually have to be met to make a proposal acceptable. It is important that the policy is written to be clear whether all of the criteria apply or whether they should be considered as alternatives. The use of "and" or "or" linking the criteria can provide the certainty for users as to whether all criteria apply or if there are alternative criteria.

- **Site specific policies:** These apply to a specific area of land or site. They might allocate development or they could seek to protect a site such as an important local green space. Where development is proposed, the policy will usually specify the principles that need to be followed in developing the site such as the type and amount of development, and any site specific considerations. Site allocation policies can also be criteria based where specific requirements are required to be met.

### Top Tip 6

With all site specific proposals, it is important to speak to the landowner and/or development promoter. When the neighbourhood plan is examined, the Examiner will need to ascertain whether policies and site allocations are deliverable, and the landowner's/site promoter's views will be critical in satisfying this question.

5.1 More guidance on drafting the plan, the content and structure can be found on pages 17 to 28 of part C of the [Locality Roadmap](#). Locality also provide a [guide](#) on how to keep a neighbourhood plan simple and as focused as possible.

## Developing a vision and objectives for the neighbourhood plan

### How to develop the vision

5.2 A vision is an ideal mid to long-term goal describing what the neighbourhood plan group want the neighbourhood to look like at the end of the plan period. In setting the vision for the plan, consideration should be given to the likely social, environmental and physical trends affecting the area over the period of the plan. The vision should be aspirational as well as supported in evidence and data.

5.3 A community wishing to develop a neighbourhood plan will first need a clear idea of what it is that they want to achieve, and how they are going to achieve their goals. Before proceeding to the stages of policy writing and evidence gathering, a community consultation is needed to ensure that a vision statement for the neighbourhood area is developed.

5.4 A community may already have a vision in an existing Community-Led Plan or parish plan and this can be used as a starting point for the vision for the neighbourhood plan. Alternatively, a vision can be created by using a survey to gather thoughts from the community on what they would like to see from the vision for the Neighbourhood Area, or through a series of workshops with the community. Locality provide more guidance on [how to write and conduct a survey](#), and [how to conduct meaningful community participation and engagement](#).

5.5 Community engagement from the outset of the plan-making process is of paramount importance as it supports the formation of the plan's vision, objectives and policies. Policies and objectives will emerge from the vision and should link back to it. The policies are the 'how' to achieve the 'what' of the vision.

### **How to create objectives**

5.6 Objectives set out what the community want to achieve in order to make the vision a reality. Usually there is more than one objective to address each element of the vision; these are the broad statements of intent that link back to the elements of the vision.

5.7 Objectives can be worded to highlight the area's strengths (what the community want to continue to see more of) and weaknesses (what the community want the neighbourhood plan to address). Every policy that is produced should relate back to at least one objective, which also relates back to the vision. This link between vision, objectives and policies is often described as a 'golden thread' running through a plan.

### **Key themes for the neighbourhood plan**

5.8 Through developing the vision and objectives, and in early community engagement, the common themes will be identified that relate to the Neighbourhood Area. From experience working with parish councils and neighbourhood forums in Greater Cambridge, there are several key themes that policies tend to centre around. These are:

- Securing an appropriate housing mix
- Site allocations for new development
- Delivering high quality design, and protecting local character, conservation areas and local heritage assets
- Protecting the surrounding landscape, key views and Important Countryside Frontages
- Identifying Local Green Spaces and Protected Village Amenity Areas
- Protecting biodiversity, habitats and the natural environment
- Retaining and / or delivering community facilities, recreation and leisure facilities
- Supporting employment uses and economic growth
- Protecting and / or securing active travel networks, transport infrastructure, and public rights of way
- Securing developer contributions to community infrastructure and the public realm.

5.9 Some locally important non-planning issues (which cannot be dealt with through the policies in the neighbourhood plan) may be identified through the plan making process. Issues could include traffic management such as parking, speeding and road safety, or aspirations for the provision of specific services and facilities. Although these issues cannot be dealt with through the policies within the neighbourhood plan, it is possible for the plan to include information or actions within a 'community aspirations' section, which will not form part of the statutory development plan but does allow these issues to be recognised.

5.10 More guidance on key themes arising in neighbourhood plans can be found on pages 20 to 23 of part C of the [Locality Roadmap](#).

## Evidence gathering

5.11 As set out throughout previous sections of the Toolkit, the neighbourhood plan must be in general conformity with the strategic policies of the adopted local plan, it should also have regard to national planning policy, planning practice guidance, and written ministerial statements. Therefore, it is important that the policies in the neighbourhood plan have supporting evidence that underpin them. The evidence should be proportionate, robust, and should be used to justify the intention and rationale for each policy in the neighbourhood plan. The evidence should be as up to date as possible.

5.12 There are two ways of building the evidence base for a neighbourhood plan. Firstly, review existing evidence and information already prepared by others to see if it provides what is needed, or secondly, identify and develop new evidence. The evidence can be categorised into the six following types:

- **Socio-economic data:** socio-economic data can be used to gain an understanding of the social and economic composition of the local area and therefore the local issues that are affecting the area that may be able to be addressed through a neighbourhood plan.
- **Evidence to support the local plan:** Cambridge City Council and South Cambridgeshire District Council have a substantial amount of evidence, which was developed to inform the preparation of the Cambridge and South Cambridgeshire Local Plans, and this evidence can be used to support a neighbourhood plan.
- **Other projects, plans and strategies:** there are also other projects, plans and strategies that include evidence that can be used to support a neighbourhood plan. These may include corporate council strategies and projects being led by transport bodies or infrastructure providers.

- **Statutory lists and environmental designations:** there are statutory lists and environmental designations that highlight what is special in an area and what should be protected or enhanced when planning for development. These designations should be taken into account when preparing a neighbourhood plan.
- **Local plan allocations and designations:** the adopted local plans include allocations and designations that should be taken into account of when preparing a neighbourhood plan.
- **Existing plans for the area:** There may be existing plans or strategies for the local area, such as a Parish Plan or Village Design Statement. The evidence, community views and priorities included in these documents could provide a starting point for a neighbourhood plan.

5.13 More information on gathering evidence, set out under each of these headings can be found in [Appendix 7](#).

### Indicative housing requirements

5.14 The [National Planning Policy Framework](#) (NPPF) sets out that within the strategic policies of the local plan, a housing requirement should be included for any designated Neighbourhood Areas, and that this requirement should reflect the overall strategy for the pattern and scale of development in the area and any relevant allocations.

5.15 It states that where a housing requirement has not been provided for a Neighbourhood Area, then the Local Planning Authority should provide an indicative figure if requested by the qualifying body. It sets out that the indicative figure should take into account the latest evidence of local housing need, the population of the neighbourhood area, and the most recent development strategy for the area.

5.16 As the adopted Local Plans were drafted and examined ahead of the introduction of this requirement in the NPPF, there are no housing requirements for Neighbourhood Areas included in the strategic policies of the adopted Local Plans. The Local Planning Authority will therefore provide an indicative housing requirement for any neighbourhood area if it is requested by the qualifying body.

### Top Tip 7

Get in touch with our officers to request an indicative housing requirement to help inform the policies and evidence base.

Please get in contact with your designated officer, or via our email address:

[neighbourhood.planning@greatercambridgeplanning.org](mailto:neighbourhood.planning@greatercambridgeplanning.org)

### Getting ready for Pre-submission (Regulation 14) public consultation

5.17 It is advised that before the parish council or neighbourhood forum proceeds with the pre-submission (Regulation-14) consultation on the draft neighbourhood plan, a discussion should take place with the Local Planning Authority to address any outstanding concerns regarding the plan. The Local Planning Authority will be able to support the parish council or neighbourhood forum in addressing these outstanding concerns allowing them to progress to the next stage of the plan-making process.

5.18 Once the parish council or neighbourhood forum are ready for pre-submission (Regulation 14) consultation, the Local Planning Authority will check whether the parish council or neighbourhood forum have completed the following:

- a) Has shared a final draft of the neighbourhood plan for review
- b) Has let the Local Planning Authority know of the proposed consultation dates ahead of the consultation commencing
- c) Has requested a list of Statutory Bodies to consult on during the consultation
- d) Preparation has been made to publicise the consultation before and during the consultation.

### Top Tip 8

Officers can provide a list of contacts for statutory bodies to notify of the pre-submission (Regulation 14) consultation. The list come from a consultation database that has a range of contacts. Other than the statutory bodies, the neighbourhood plan group can ultimately decide which other groups or individuals to notify from the suggested lists.

To receive the contact list for pre-submission (Regulation 14) consultation, please get in contact with your designated officer or via our email address:

[neighbourhood.planning@greatercambridgeplanning.org](mailto:neighbourhood.planning@greatercambridgeplanning.org)

5.22 The parish council or neighbourhood forum may also request at this stage for the Local Planning Authority to commission the Strategic Environmental Assessment and Habitats Regulations Assessment screening ahead of or alongside the pre-submission (Regulation 14) consultation.



## Chapter 6. Pre-submission (Regulation 14) public consultation

6.1 Once a neighbourhood plan group have finalised a draft of the neighbourhood plan that has been agreed at a parish council or neighbourhood forum meeting, they will carry out a consultation on the neighbourhood plan. This stage is commonly referred to as the pre-submission (Regulation 14) consultation.

6.2 The parish council or neighbourhood forum should refer to [Government Regulations](#) on pre-submission consultation and publicity for neighbourhood plans. The parish council or neighbourhood forum, as the qualifying body, must carry out the consultation for a minimum of six weeks and follow Regulation 14 to:

- Publicise the neighbourhood plan to anyone living, working or carrying out business in the neighbourhood area
- Provide details of where and when the neighbourhood plan may be inspected and how representations can be made on the plan
- Provide the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised
- Consult statutory bodies and key stakeholders
- Submit a copy of the neighbourhood plan and associated documents to the Local Planning Authority.

### Top Tip 9

It is good practice for the parish council or neighbourhood forum to extend the consultation period to eight weeks if the consultation runs over public holidays including Christmas, Easter holiday or summer holidays.

6.3 It is not necessary to print a copy of the plan for every household or business, but the parish council or neighbourhood forum should make a copy available in a public place for inspection. The Local Planning Authority will support groups in printing five copies of the neighbourhood plan. If the Neighbourhood Area does not have a publicly accessible place, it is recommended that members of the parish council or neighbourhood forum hold a copy of the neighbourhood plan and make it available to view by appointment.

6.4 Consultation publicity should be sent to every household, business, known organisations and landowners, and should identify where the plan will be available to view, both in person and online, when the consultation ends and how to submit comments. A mechanism for collecting comments (representations) should be put in place. This could be via an online form, with the option to submit comments through email or post.

6.5 When the neighbourhood plan is being consulted on, it is good practice to include a privacy notice that states that the name and contact details of those making comments is collected. This is so that, should they wish, they can be notified when the plan is submitted to GCSP and when further consultation is carried out on the neighbourhood plan.

6.6 It is advised that the parish council or neighbourhood forum provide information regarding the consultation on the neighbourhood plan website, through noticeboards and local newsletters to maximise outreach and demonstrate that appropriate engagement has taken place. The Local Planning Authority will also update relevant webpages to inform of the start of the consultation.

6.7 Any member of the public can comment on the neighbourhood plan during the consultation, it is not limited to people living, working or carrying out business in the neighbourhood area. The Local Planning Authority will also submit comments to set out recommendations for the neighbourhood plan in a formal response. This will help the parish council or neighbourhood forum address any concerns ahead of progressing to the next stage of Submission (Regulation 16) consultation.

### **What to do after pre-submission (Regulation 14) consultation**

6.8 Following the conclusion of the pre-submission consultation (Regulation 14), the parish council or neighbourhood forum should collate all of the representations and review the comments received. The neighbourhood plan group should identify what changes are required to the plan as a result of the consultation.

6.9 The neighbourhood plan group can request a meeting with the Local Planning Authority to discuss the comments made, and to request support in amending maps as part of an agreed mapping package.

### **Dealing with major changes to the neighbourhood plan**

6.10 If, as a result of the pre-submission consultation, the parish council or neighbourhood forum wants to make what are deemed to be major changes to the plan, it will need to undergo a further round of pre-submission consultation before the neighbourhood plan can be submitted to the Local Planning Authority.

6.11 There is no prescription as to what constitutes a major change, but it is likely to include anything that designates sites for development that was not in the previous draft plan or the introduction of a new policy that designates areas for protection from development. If these major changes have been made, this may also result in the need to for the screening process to be carried out again to see whether a full

Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report is required.

#### **Top Tip 11**

It is recommended that the parish council or neighbourhood forum discuss whether any changes might be considered to be major and may need re-consulting on.

Get in contact with the designated officer or via our email address:

[neighbourhood.planning@greatercambridgeplanning.org](mailto:neighbourhood.planning@greatercambridgeplanning.org)

### **Preparing a consultation statement**

6.12 The neighbourhood plan group should prepare a consultation statement to accompany the neighbourhood plan when it is formally submitted to the Local Planning Authority at Regulation 16 stage. The consultation statement should identify the quality and effectiveness of the consultation that has informed the plan proposals.

6.13 The consultation statement should set out briefly what pre-consultation community engagement has taken place while focusing on the Regulation 14 consultation. It should identify what was done to satisfy the Regulation 14 regulations, identify what comments have been received and it is recommended that it identifies what changes were made to the draft neighbourhood plan as a result of the comments.

#### **Top Tip 12**

Officers can provide advice on best practice examples of how to prepare and present the comments received at pre-submission consultation in the consultation statement.

Get in contact with the designated officer or via our email address:

[neighbourhood.planning@greatercambridgeplanning.org](mailto:neighbourhood.planning@greatercambridgeplanning.org)

### **Basic Conditions Statement**

6.14 The parish council or neighbourhood forum must submit a Basic Conditions Statement alongside the neighbourhood plan when it is formally submitted to the Local Planning Authority at Regulation 16 stage. Typically, the document would identify how the planning policies in the neighbourhood plan meet the requirements of the legislation and regulations set out in [Chapter 3](#) of the Toolkit.

## Preparing to formally submit the neighbourhood plan to the Local Planning Authority

6.15 The submission of a neighbourhood plan to the Local Planning Authority is a key milestone in the preparation of a plan. It marks the conclusion of the neighbourhood plan being led by the qualifying body and the commencement of the final stages in preparing the neighbourhood plan that are led by the Local Planning Authority.

6.16 A neighbourhood plan can only be submitted when the following steps are complete:

1. The neighbourhood plan has completed the pre-submission (Regulation 14) consultation stage
2. A Strategic Environmental Assessment and Habitats Regulation Assessment Screening Report has been completed and the plan has been screened out of requiring a full assessment or a full environment assessment has been completed as a result of the screening opinion
3. A Basic Conditions Statement has been prepared
4. A Consultation Statement has been prepared and sets out previous stages of consultation, the comments received and how they have been addressed.

### Top Tip 13

It is recommended that the parish council or neighbourhood forum share the final draft of the neighbourhood plan for final checks ahead of formally submitting the plan to the Local Planning Authority. It is also helpful for the neighbourhood plan group to provide an estimated date that the parish council or neighbourhood forum will be formally submitting the neighbourhood plan.

## Chapter 7. Submission (Regulation 15) and submission (Regulation 16) public consultation of the Neighbourhood Plan

7.1 Once the neighbourhood plan and supporting documents have been finalised following the pre-submission (Regulation 14) consultation, the neighbourhood plan, supporting documents and evidence documents should be formally submitted to Local Planning Authority.

7.2 The neighbourhood plan, supporting documents and evidence documents should be submitted to the Local Planning Authority by an email that clearly states that this is the formal submission of the neighbourhood plan and that the parish council or neighbourhood forum have formally agreed to the submission at a meeting.

7.3 The submission documents that should be submitted are:

1. The submission version of the neighbourhood plan (including a map with the proposed area to which the proposed plan relates)
2. The Basic Conditions Statement
3. The Consultation Statement
4. The Screening Report and, if necessary, the Environmental Appraisal
5. All supporting evidence documents prepared.

7.4 The Local Planning Authority will review the neighbourhood plan, supporting documents and evidence documents to ensure that the plan complies with the relevant statutory requirements against a checklist called a 'legal compliance check'.

7.5 Once the Local Planning Authority confirms that the plan meets the requirements, proposed dates for the public consultation will be shared for agreement with the parish council or neighbourhood forum.

7.6 [Planning Practice Guidance](#) states that where the draft neighbourhood plan meets the requirements in the legislation, the Local Planning Authority must publicise the neighbourhood plan for a minimum of 6 weeks, invite representations, notify any consultation body referred to in the consultation statement and send the draft neighbourhood plan to independent examination.

7.7 The Local Planning Authority will carry out a public consultation for a minimum six weeks at the earliest possible opportunity, subject to potential conflict with upcoming elections in the area.

7.8 Once the consultation has formally started it is advised that the parish council or neighbourhood forum provide information on their website, through posters on noticeboards in the area and publicise in local newsletters about the plan being out for consultation. As part of the consultation the parish council or neighbourhood forum will be required to make the neighbourhood plan and its supporting documents available at a location in the neighbourhood area. The Local Planning Authority will provide printed materials for this stage.

7.9 Once the consultation has concluded, the Local Planning Authority will collate the representations submitted during the consultation via the consultation system, through email and post. Once processed, the representations will be sent to the Examiner appointed to Examine the neighbourhood plan. The representations will also be published by the Local Planning Authority to view online by members of the public.

#### **Top Tip 14**

The submission stage of the plan-making process provides the parish council or neighbourhood forum opportunity to respond to the consultation. This allows the qualifying body to share any thoughts regarding the preparation of the neighbourhood plan, or comment on the policies within the plan.

## Chapter 8. Examination of the Neighbourhood Plan

8.1 Once the neighbourhood plan is submitted to the Local Planning Authority and the consultation is underway, the Local Planning Authority will commission an Independent Examiner. The appointment of the Examiner follows a set procurement process and requires agreement from the neighbourhood forum or parish council to appoint the Examiner.

8.2 An Independent Examiner will test the neighbourhood plan against the 'basic conditions' to see whether the draft neighbourhood plan complies with relevant acts and convention rights. An Independent Examiner will also check that engagement has been carried out at all stages of plan development. This is important, as it gives the examiner confidence that the plan has been informed by the local community and that they have been involved throughout its preparation.

8.3 The Independent Examiner will recommend any necessary modifications to the neighbourhood plan so that it meets the basic conditions. These recommendations are usually given to help improve the clarity of the planning policies and the relationship between the neighbourhood plan policies and national and local planning policies.

8.4 Localities provide more guidance on [what to expect from an examination](#) and how to prepare for a smooth and successful examination period.

### Proceeding to referendum

8.5 After the Examiner's Report has been received, Officers will work with the parish council or neighbourhood forum to prepare a referendum version of the neighbourhood plan that includes all of the Examiner's recommended modifications. Any further minor modifications can be made at this stage, but changes will be limited in scope, such as amending factual errors. The Local Planning Authority will then make a formal decision that the neighbourhood plan, with its modifications, meets the '[basic conditions](#)' and can proceed to referendum.

## Chapter 9. Referendum

- 9.1 The referendum is where engagement with the community is truly tested, as members of the community decide whether the proposed neighbourhood plan becomes a part of the statutory development plan for the area and therefore can be used for determining planning applications in the area.
- 9.2 The referendum is run in the same way as council elections, and people on the electoral register living in the referendum area will be eligible to vote. Those eligible to vote will receive a polling card ahead of the referendum with details of when and where the referendum will be held. Postal votes and voting by proxy are also available.

### Publicity

- 9.3 There are specific rules that apply in relation to publicity during the period leading up to any neighbourhood plan referendum. This period runs from the publication date of the information statement (a minimum of 28 days before the date of the referendum) to the date of the referendum.
- 9.4 During the referendum period, there are some restrictions in relation to an individual's role as an elected or co-opted councillor. There are also restrictions on how much may be spent by campaigners by way of expenses incurred in the conduct of any campaign, either in support of or in opposition to the referendum question.
- 9.5 The meaning of publicity is wide and includes any communication, in whatever form, addressed to the public as a whole or to a section of the public. Publicity can take the form of speeches, interviews, items on a council or neighbourhood forum's websites or notice boards, press releases, newsletters, leaflets, and newspaper articles issued by or on behalf of a council. Publicity can also include publicity issued by organisations that receives funds from the parish council or neighbourhood forum. For example, if the parish council or neighbourhood forum funds an activity group that organises an event which overtly attacks or supports a referendum campaign, this could amount to a breach of the rules.
- 9.6 The parish council or neighbourhood forum cannot fund other organisations to produce publicity it is unable to issue itself. If the council holds public meetings or supports or assists in meetings organised by others, then this is also caught by the provisions.



## Chapter 9. Making (adopting) the Neighbourhood Plan

9.1 If the referendum is successful the neighbourhood plan is made (adopted) by the Local Planning Authority and becomes part of the statutory development plan for the district, having the same status as the adopted Local Plans in determining planning applications.

9.2 If the majority of those who vote in a referendum are in favour of the neighbourhood plan, then the neighbourhood plan must be made (adopted) by the Local Planning Authority within eight weeks of the referendum. The [eight week time limit](#) does not apply where a legal challenge has been brought in relation to the decision to hold a referendum or around the conduct of the referendum.

9.3 The Local Planning Authority will support the parish council or neighbourhood forum in creating a made (adopted) version of the neighbourhood plan that will include the referendum results and amend the title to be the made (adopted) version.

9.4 The neighbourhood plan comes into force as part of the statutory development plan once it has been approved at referendum and once it has been formally made (adopted) by the Local Planning Authority at a full Council meeting.

9.5 Once the neighbourhood plan is adopted, the Local Planning Authority will publicise the making (adoption) of the plan and update relevant websites with the made (adopted) version of the plan, supporting documents and evidence documents.

## Chapter 10. Implementation and monitoring of a neighbourhood plan

### Implementing the neighbourhood plan once it's made (adopted)

10.1 Once made (adopted), the neighbourhood plan becomes part of the statutory development plan for the area. Planning applications must be determined in accordance with the development plan, unless material consideration indicate otherwise. The Local Planning Authority has a key responsibility in implementing the neighbourhood plan, by applying the policies when considering planning applications.

10.2 The role of the qualifying body does not need to end when the plan is made as they can make representations (comments) on planning applications, highlighting how neighbourhood plan policies apply to planning proposals. These representations are considered by Planning Officers and support in ensuring that schemes are modified in order to conform to the required standard set out in the neighbourhood plan. Locality provide [guidance](#) on making effective representations on planning applications.

### Monitoring the effectiveness of a neighbourhood plan

10.3 It is recommended that the parish council or neighbourhood forum monitor the effectiveness of their neighbourhood plan. This could be through annual reports assessing how the policies of the neighbourhood plan are being implemented in decision making for planning. Monitoring reports could include:

- Reviewing how the policies are being applied to shape decisions on planning applications
- Identifying whether projects and/or actions identified are being achieved
- Recording level of monies raised through the S106 obligations and how such monies are being used
- Assessing whether plan aims are being achieved
- Noting changes to national and local policy
- Identifying changes in the local area

10.4 Locality provide more [guidance](#) on how to effectively implement, monitor and review a made (adopted) neighbourhood plan.

## Chapter 11. Reviewing your neighbourhood plan

### Should the neighbourhood plan be reviewed?

11.1 There is no statutory requirement for a neighbourhood plan to be reviewed. However, we recommend ensuring that the neighbourhood plan is monitored continually to ensure that policies remain up to date and are delivering intended outcomes.

11.2 It is important to consider a variety of external variables when reviewing the plan. Firstly, consideration needs to be made on whether policies in the neighbourhood plan are up to date with any changes to external policies including National Planning Policy, new Ministerial statements, or emerging Local Plans. If the neighbourhood plan is not in conformity with these policies, the newer strategic policy will take precedence.

11.3 Neighbourhood plan groups should consider whether factors have changed locally that would result in the need to review policies in the plan. Groups should consider new evidence that can be introduced in the plan such as emerging community ambitions or new data that can justify a change in policy.

11.4 Reviewing the neighbourhood plan also gives neighbourhood groups the opportunity to identify whether the policies are being interpreted as expected in planning applications to deliver intended outcomes.

11.5 Reviews should not be limited to matters addressed in the original plan. This is because:

- hopefully the plan will have successfully addressed some matters
- many of the social, economic and environmental factors are likely to have changed
- wider policy and regulations will have changed too.

11.6 The decision to review a neighbourhood plan is down to the neighbourhood planning group. If a previous neighbourhood forum designation has expired (5 years from designation) then a new designation of the forum will be necessary, if the plan is to be reviewed. The neighbourhood area designation will remain the same unless changes to the boundary are proposed.

11.7 When revising the neighbourhood plan, there are certain options in terms of the statutory process, depending on the extent of the revisions to the neighbourhood plan. These are:

- Minor (non-material) updates that would not materially affect policies. These changes can be made by the Local Planning Authority, with consent from the qualifying body.
- Material modifications that will affect the policies in the neighbourhood plan will have to undertake the same statutory processes as when the plan was first adopted. This includes carrying out a pre-submission consultation, providing a statement of the significance of the changes alongside the modified neighbourhood plan to the Local Planning Authority. The Local Planning Authority will then carry out a public consultation and arrange an independent examination of the Plan. The examiner will decide whether or not the proposed modifications will change the nature of the Plan and decide whether a referendum is required.

## Appendix 1: Glossary

Abbreviation	Term	Definition
AAP	Area Action Plan	Provides a statutory planning framework for an area of change.
BNG	Biodiversity Net Gain	Biodiversity net gain is a way of creating and improving natural habitats. BNG makes sure development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development.
DP	Development Plan	Defined in Section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made, and published spatial development strategies, together with any regional development strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the Local Planning Authority decides that the neighbourhood plan should not be made.
CCC	Cambridge City Council	The Local Authority for Cambridge, formed in 1951. The Council is responsible for providing a planning service across the City of Cambridge.
CLTs	Community Land Trusts	Are democratic, non-profit organisations that own and develop land for the benefit of the community.
CLPs	Community-Led Plans	A plan that is produced by communities, that sets out an action plan for their local area identifying how local problems and issues can be tackled.
CRTB	Community Right to Build	A form of Neighbourhood Development Order that can be used to grant planning permission for small scale development for community

		benefit on a specific site or sites in a neighbourhood area.
GCSP	Greater Cambridge Shared Planning	The Greater Cambridge Shared Planning Service, formed in 2018, is a partnership between Cambridge City and South Cambridgeshire District Councils, which provides the planning service to both councils.
HRA	Habitats Regulation Assessment	All plans, which may have a significant effect on designated European Sites are required to undertake an HRA. These assess the effect on the flora and fauna that are listed as the reason for designation.
ICFs	Important Countryside Frontages	Distinctive boundaries which contribute to the identity of a rural village and the preservation of its relationship with the countryside.
LGS	Local Green Space	A formal designation that is made to provide protection for green spaces valued by the local community.
LP	Local Plan	Sets out policies to guide the future of developments in both South Cambridgeshire and Cambridge City Council. It also sets out where future development will take place, and identifies land for new housing, community facilities shops and employment. A local plan is a key document used to determine planning applications for new development in the district.
LPA	Local Planning Authority	They are responsible for planning functions of an area. Usually through the planning service of a borough, district or unitary council. This is either Cambridge City Council or South Cambridgeshire District Council.
NA	Neighbourhood Area	The local area in which a neighbourhood plan or neighbourhood development order can be introduced.
NDHAs	Non-Designated Heritage Assets	They are locally recognised buildings, monuments, sites, places, areas or

		landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.
NDO	Neighbourhood Development Order	A Neighbourhood Development Order can grant planning permission for specific types of development in a neighbourhood area.
NP	Neighbourhood Plan	A plan prepared by a parish council or neighbourhood forum for a designated Neighbourhood Area. In law, this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.
NPPF	National Planning Policy Framework	Sets out the Government's planning policies in England and provides a framework in which local plans can be produced.
PC	Parish Council	A parish council is a local authority that makes decisions on behalf of the people in the parish. They are responsible for ensuring the well-being of the local community and representing local views in relation to planning matters.
PVAAS	Protected Village Amenity Areas	Areas that are designated within a village framework to safeguard underdeveloped land for its contribution to the character of a village.
RES	Rural Exception Sites	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing.
SEA	Strategic Environmental Assessment	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

SCDC	South Cambridgeshire District Council	The Local Authority for South Cambridgeshire, formed in 1974. The Council is responsible for providing a planning service across South Cambridgeshire.
SPD	Supplementary Planning Document	Provides additional details to help implementation of policies set out in development plan documents.



## Appendix 2: Responsibilities in preparing a neighbourhood plan

The tables below illustrate the key stages in preparing a neighbourhood plan, and who has responsibility for each stage. The tables specify (where relevant) the differentiation between qualifying bodies within Cambridge City Council, and qualifying bodies in South Cambridgeshire District Council.

### Getting started

Qualifying Body responsibility	Local Planning Authority responsibility
Initial gathering of information to help decide if a neighbourhood plan is the right tool for the community.	Provide advice through Neighbourhood Plan Toolkit, through email or telephone enquiries.
Decision to prepare a neighbourhood plan.	Available to meet with parish councils and neighbourhood forums to discuss preparation of the plan.

### Designating a neighbourhood forum (only applicable where there is not a parish council)

Qualifying Body responsibility	Local Planning Authority responsibility
Establish a neighbourhood forum and then apply to the Local Planning Authority to designate the neighbourhood forum.	Public consultation on the proposed neighbourhood forum, ahead of designation.  Designate the Neighbourhood Forum.

### Designating a neighbourhood area

Qualifying Body responsibility	Local Planning Authority responsibility
Establish the boundary for the Neighbourhood Area and apply to the Local Planning Authority to designate the Neighbourhood Area.	Designate the Neighbourhood Area.  This will include a public consultation on the proposed Neighbourhood Area ahead of designation if the area is within Cambridge or if the area is anything other than the whole of an individual parish.

### Preparing the plan and evidence base

Qualifying Body responsibility	Local Planning Authority responsibility
--------------------------------	---

Engaging with the local community, residents, stakeholders and businesses in the preparation of the plan.	Advise on regulatory and legal requirements, sources of information and data for the evidence base.
Preparing the draft plan, evidence and supporting documents.	Provide constructive feedback through informal comments on emerging neighbourhood plan policies.

### Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA)

Qualifying Body responsibility	Local Planning Authority responsibility
Share the draft neighbourhood plan with the Local Planning Authority to determine whether it is ready to screen.	Arrange for the SEA/HRA screening to be undertaken by consultants. Provide advice on technical support packages if a neighbourhood plan requires a full SEA/HRA.

### Pre-submission consultation (Regulation 14)

Qualifying Body responsibility	Local Planning Authority responsibility
It is advised that a draft of the neighbourhood plan is shared with the Local Planning Authority prior to consultation.	Provide constructive feedback through informal comments on the plan if not seen in earlier preparation stages.
Share the consultation dates with the Local Planning Authority ahead of the consultation commencing.  It is also encouraged that you publicise the consultation ahead of commencement of the consultation such as through the parish council website, noticeboards with posters and parish newsletters.	Provide list of statutory bodies for consultation. The list comes from our consultation database that has a range of contacts. The Neighbourhood Plan group can ultimately decide which groups/contacts to notify from our recommended list.
Notify the Local Planning Authority and other consultees at the start of the consultation.  Consult on the neighbourhood plan for a minimum of six weeks. The details of how people can make representations should be clear, and easily accessible - for example,	Update the relevant Greater Cambridge and Cambridge City or South Cambridgeshire neighbourhood plan pages to reflect the start of the consultation.

<p>providing a range of ways to respond such as via web forms, email and paper. The consultation must be publicised on the parish council or neighbourhood forum website.</p> <p>Paper copies of the neighbourhood plan available to view by members of the public during the consultation period.</p>	
--	--

### Preparing the plan for Submission

<b>Qualifying Body responsibility</b>	<b>Local Planning Authority responsibility</b>
Review the comments received at Regulation 14 stage and amend the neighbourhood plan as necessary.	Provide advice on the comments received through a meeting with the neighbourhood plan group.

### Submission of the neighbourhood plan (Regulation 15) and public consultation (Regulation 16)

<b>Qualifying Body responsibility</b>	<b>Local Planning Authority responsibility</b>
<p>Submit submission versions of the documents to the Local Planning Authority to meet statutory requirements. This needs to be done electronically and include:</p> <ul style="list-style-type: none"> <li>• A map or statement identifying the area to which the proposed neighbourhood plan is related (within the neighbourhood plan itself)</li> <li>• Submission version of the neighbourhood plan</li> <li>• Basic Conditions statement</li> <li>• Consultation statement</li> <li>• SEA/HRA screening report</li> <li>• Other non-statutory documents such as the evidence base for the neighbourhood plan.</li> </ul>	<p>Check the submission documents against legal compliance regulations.</p> <p>Inform the neighbourhood plan group of the proposed consultation dates and update the group with progress.</p> <p>Upload the documents to the relevant Greater Cambridge and Cambridge City or South Cambridgeshire neighbourhood plan pages and have a copy of the documents available to view at our offices.</p>

<p>To ensure the Local Planning Authority consult the appropriate consultees, please provide a list or spreadsheet of the consultees that were consulted on the pre-submission plan.</p>	<p>Publicise the neighbourhood plan for a minimum of six weeks. Notify consultation bodies referred to in the consultation statement and invite representations.</p>
<p>It is advised that the neighbourhood plan group provide information on their website, noticeboards in the area and publicise in local newsletters and have a paper copy of the documents available to view during the consultation period.</p> <p>Once the consultation is live, upload the Regulation 16 neighbourhood plan documents (including the supporting documents and appendices) to the parish council or neighbourhood forum website.</p>	<p>Provide the neighbourhood plan group with posters to use in publicising the Regulation 16 consultation.</p>

### Examination (Regulation 17)

<b>Qualifying Body responsibility</b>	<b>Local Planning Authority responsibility</b>
<p>Agree the Local Planning Authorities recommendation for the appointment of an Independent Examiner.</p>	<p>Consult the parish council or neighbourhood forum when procuring the appointment on an Independent Examiner.</p> <p>The Local Planning Authority cover the costs of the independent examination.</p>
<p>Correspond with the Local Planning Authority and Independent Examiner throughout the examination stage.</p>	<p>Correspond with the parish council or neighbourhood forum, and Independent Examiner throughout the examination stage.</p>
<p>Consider the Examiner's Report and support the Local Planning Authority in making amendments to the neighbourhood plan.</p>	<p>Consider the Examiner's Report and make amendments to the neighbourhood plan with the support of the parish council or neighbourhood forum.</p> <p>Determine whether the plan proceeds to referendum with or without modifications.</p>

	Implement the voting area for the referendum as decided by the Examiner. This will be the neighbourhood area or should include other areas too (where they would be affected by the plan).
--	--

### Referendum (Regulation 18)

<b>Qualifying Body responsibility</b>	<b>Local Planning Authority responsibility</b>
It is encouraged that the parish council or neighbourhood forum publicise factual material about the neighbourhood plan referendum (not promoting a yes vote).	<p>Inform the parish council or neighbourhood forum of the decision to proceed to referendum and the subsequent timescales.</p> <p>Arrange for referendum to take place. This is undertaken by the Elections Team at either Cambridge City Council or South Cambridgeshire District Council.</p>

### Making (adoption) of the neighbourhood plan

<b>Qualifying Body responsibility</b>	<b>Local Planning Authority responsibility</b>
Agree final made (adoption) version of the neighbourhood plan with the Local Planning Authority. This should include the referendum results and state the 'made' version not 'referendum version' in the plan.	Agree final made (adoption) version of the neighbourhood plan with the parish council or neighbourhood forum.
Await confirmation that the neighbourhood plan has been made (adopted) by the Council.	Recommend to Full Council that the neighbourhood plan is made (adopted) within eight weeks of the referendum date.

## Appendix 3: Checklist for Neighbourhood Plan groups and getting in contact with the LPA

Stage	Required, recommended or optional	Date complete
Representatives of the parish council, proposed neighbourhood forum or neighbourhood planning group meet with Greater Cambridge Shared Planning for initial discussion	Recommended	
Parish council or neighbourhood groups decision to proceed with neighbourhood plan	Required	
Apply to designate Neighbourhood Area / Neighbourhood Forum	Required	
Decision by as to whether to engage consultants	Optional	
Applying for neighbourhood plan grant	Recommended	
Set out programme of work for preparing the neighbourhood plan	Optional	
Early community engagement including household survey and community events	Recommended	
Information gathering, for example, requesting indicative housing numbers	Recommended	
Requesting early informal feedback on the draft neighbourhood plan	Recommended	
Requesting a Strategic Environmental Assessment and Habitats Regulations Assessment screening	Required	
Requesting key contacts and stakeholders for pre-submission (Regulation 14) consultation	Recommended	
Requesting a meeting to discuss pre-submission (Regulation 14) consultation responses and next steps towards formal submission	Recommended	

## Appendix 4: Alternatives to a Neighbourhood Plan

As well as neighbourhood plans, there are other statutory and community planning tools that are available which may be better suited to meet community aspirations. This appendix sets out summaries of the alternative options:

- Neighbourhood Development Orders
- Community-Led Plans
- Community Right to Build
- Community Land Trusts
- Rural Exception Sites
- Supplementary Planning Documents

### Neighbourhood Development Orders

#### What is it?

The Localism Act 2011 introduced the opportunity for local communities to prepare Neighbourhood Development Orders (NDOs). These may be prepared by parish councils or designated neighbourhood forums and form part of the statutory plan for the area which can be used in deciding local planning applications.

Neighbourhood Development Orders (NDOs) grant planning permission for specific developments within a designated Neighbourhood Area and remove the requirement to submit a planning application for this type of development. Neighbourhood Development Orders (NDOs) allow local communities to determine the forms of development that permission would be granted for and could include specified changes to the use of a building, the reinstatement of historical features, or can be used for allocated sites such as housing.

#### Who prepares it?

Both Cambridge City Council or South Cambridgeshire District Council can assist communities, neighbourhood forums and parish or town councils with the preparation and delivery of Neighbourhood Development Orders (NDOs) which grant planning permission for buildings, specific sites or for alterations across areas. There have not yet been any Neighbourhood Development Orders (NDOs) in Greater Cambridge.

[Guidance](#) on the preparation of Neighbourhood Development Orders (including community right to build orders) has also been published by Locality.

## Community-Led Plans

### What is it?

This is a comprehensive plan for an area, identifying a wide range of local issues and the community's priorities and aspirations. The parish will produce an 'Action Plan', owned and delivered by the community, with support as appropriate from Local Authorities and other agencies. A Community-Led Plan is also known as a Parish Plan.

South Cambridgeshire District Council provide guidance and support on Community-Led Plans through their [online toolkit](#).

### Who prepares it?

These plans are prepared by the parish council and the local community. There are currently two Community-Led Plans in South Cambridgeshire, these are [Heydon](#) and [Litlington](#).

### Benefits

- Enables communities to produce a vision for their area, addressing all issues of interest to the community. Provides detailed knowledge and insight not otherwise available to the Local Planning Authority.
- It is an established process as over 4,000 plans have been produced nationwide. A parish plan and a neighbourhood plan can be produced simultaneously.
- They are a material consideration in decisions on planning applications; however, they only have limited weight.
- Non-development focused community goals can be achieved more quickly than development focused goals that must go through the planning process.
- Unlike a neighbourhood plan, a referendum is not required in the making of the Community-Led Plan.
- The average cost to prepare is £3,000. Grants are available including up to £2,000 from South Cambridgeshire District Council's [Community Chest](#).



## Challenges and limitations

- Community-Led Plans have limited weight in determination of planning applications in comparison to neighbourhood plans, which are part of the statutory development plan.
- They can be time intensive and can take over a year to produce from getting started and consulting the community through to identifying priorities and actions.
- They cannot propose specific land uses or planning policies.
- Non-development focused actions can also be identified and addressed through community aspirations the neighbourhood planning process.
- If dependent on external pots of money, voluntary contributions and the Parish Precept there is a risk that resource and finance won't be available to deliver actions.

## Community Right to Build (CRtB)

### What is it?

A form of Neighbourhood Development Order (NDO) that can be used to bring forward small scale development for community benefits on a specific site or sites in a Neighbourhood Area without the need for planning permission. This could be for new small-scale developments such as new homes, shops or other community facilities.

### Who prepares it?

It can be undertaken by a parish council, neighbourhood forum, or a community organisation as part of the work on their neighbourhood plan.

### Benefits

- Enables communities to deliver small-scale, site specific development without the need for a separate planning application. This is particularly beneficial in rural areas with a need for small-scale development and/or economic regeneration.
- Follows a streamlined version of the neighbourhood planning stages but with lighter consultation requirements and examination process.

- The Local Planning Authority play less of a role in approving schemes as the Community Right to Build gives the community the right to bypass normal planning consent.
- Benefits, such as profits generated, are kept and managed by community organisation on behalf of the whole community, regardless of the ownership of the development.
- Development can be located in the Green Belt as long as the National Planning Policy Framework criteria are met.
- Groups can ensure affordable housing remains affordable in perpetuity.
- If built by a developer, the Community Infrastructure Levy and New Homes Bonus apply.

### Challenges and limitations

- Before the Right to Build Order comes into force, the community must follow a set process and meet a number of statutory tests, which lengthen the process, add costs and resources, and require planning expertise.
- The process is similar to that required for neighbourhood plans but is focused on a single site. Proposals will also be subject to an independent examination and referendum that come with associated costs and risks.
- They are only for the use of community organisations in which local people (based on electoral register) have majority voting rights and directorships and include people from at least 10 different addresses within the area. This prevents developers gaining easy planning permission against community wishes.
- Proposals requiring an Environmental Impact Assessment or having a significant impact in terms of Habitat Regulations are not eligible.
- Proposals must not be at odds with conservation and listed building legislation, and must conform with the strategic policies for the area as set out in the local plan or neighbourhood plan if there is one.

## Community Land Trusts (CLTs)

### What is it?

Community Land Trusts (CLTs) are local organisations set up and run by communities to develop and manage homes and other assets important to that community, such as community enterprises, food growing or workspaces.

### Who prepares it?

A CLT will be run by the local community which could include the parish council.

### Benefits

- A helpful organisational structure enables communities to deliver their own services, housing, pubs or community enterprises.
- Community Land Trusts can create housing opportunities by members of the local community working with landowners to acquire land that would not otherwise be developed for housing.
- They can build homes that people can afford and are a way for communities to deliver their own services.
- They can be used in combination with another of the community planning tools set out in this document. For example, a Community Right to Build or rural exception site for affordable housing.

### Challenges and limitations

- Can be complex to set up and resource intensive over a long period of time. Some parish councils may not be sufficiently resourced.
- Community Land Trusts may have to compete with other non-profit housing organisations for scarce public and private resources. Lack of resources can make it difficult for CLTs to achieve critical mass and build sufficient inventory to serve the community.

## Rural exception sites

### What is it?

Rural exception sites are housing schemes, which are located outside of the village framework, providing affordable housing for local people who either live, work or have close family members in the village. Homes are generally owned and managed by a Registered Provider (Housing Association).

### Who prepares it?

South Cambridgeshire District Council's Housing Team working with a Registered Provider take the lead on a rural exception site project; it is carried out in liaison with the parish council. For more information on rural exception sites and guidance on how to propose a site, visit the Council's [website](#).

### Benefits

- Provides affordable housing in areas where it is needed, targeted to local people.
- Less resource intensive for communities than a neighbourhood plan or Community Right to Build.
- Process is led by SCDC and the Registered Provider in liaison with the parish council.

### Disadvantages

- It only delivers housing and cannot be used for other community development proposals.

## Supplementary Planning Documents

### What is it?

Supplementary Planning Documents (SPDs) build and expand upon existing policies in the adopted Local Plans.

SPDs could also, for example, take the form of a Village Design Statement which contains a description and analysis of the distinctive aspects of a village, and outlines design guidance for new development. Adopted Village Design Statements can be accessed on our [website](#).

An SPD has a specific process that must be undertaken for its preparation, including formal consultation, in accordance with regulations

### **Who prepares it?**

The Local Planning Authority is usually responsible for preparing an SPD; however, other organisations in the local community or planning consultants can prepare an SPD with guidance from the Local Planning Authority.

All of the Adopted Supplementary Planning Documents can be found on our [website](#).

### **Benefits**

- SPDs form a material consideration which the Council must take into account when determining planning applications
- The community could have a leading role in preparing it, in agreement with the Local Planning Authority
- Provides a very clear focus on design and local distinctiveness
- Clear parameters: how, not whether or where, development should take place
- Can draw developers in the process
- A Village Design Statement provides a local insight and information, which is not otherwise available to local planners

### **Disadvantages**

- Do not carry as much weight as a neighbourhood plan in planning decisions
- A Village Design Statement might attract only 'design-aware' residents and not the whole community, and they sometimes can place too much emphasis on conservation

## **Community Rights to Bid (Assets of Community Value)**

### **What is it?**

Enables communities to nominate public or private community assets of value to their community. Once the community has nominated them, they will be identified by the Local Planning Authority on a list of 'Assets of Community Value'. Once on the

list, if an asset comes up for sale or lease, a community group has a period of time in which they can register their interest as a potential bidder, delaying a sale on the open market.

### **Who prepares it?**

Nominated by the local community and identified and placed on the list of [Assets of Community Value](#) by South Cambridgeshire District Council or the register of [Assets of Community Value under the Right to Bid scheme](#) by Cambridge City Council.

### **Benefits**

- It gives communities a right to identify 'up front' a building or other land they believe to be of importance to their community social well-being.
- Gives some protection to valued community facilities by providing an extended window of opportunity for the community to get organised if such an asset is put up for sale.

### **Disadvantages**

- Just because an asset is added to the list, it does not mean the community will definitely be able to buy it for community use; they will need to be able to meet the asking price.
- Not all nominated assets will be added to the formal list: to be added to the list, the Asset must meet certain tests relating to community value.

## Appendix 5: When is a full SEA/HRA screening required?

### If the neighbourhood plan is “screened in”

Should the SEA Screening Report identify that either a full SEA or HRA will be required, then it is strongly advised that the assessment is commissioned as soon as possible. The Locality Technical Support programme provides for consultants to prepare these assessments free of charge to the neighbourhood plan body. An application will need to be made for the support via the Locality Site.

The South Cambridgeshire Local Plan (2018) includes a number of sites for development and policies that seek to prevent significant effects from occurring at district level. Such significant effects have been identified within the Local Plan’s ‘Sustainability Appraisal’, which is a process that also derives from The SEA Regulations and satisfies the EU Obligation that is the SEA Directive.

If the neighbourhood plan’s content does not broadly differ from the content of SCDC’s Local Plan (i.e. in policy approaches, housing numbers or allocated sites for development purposes), then this should be identified within the SEA Screening Report and a ‘full’ SEA Environmental Report will not be required to accompany the neighbourhood plan.

Should a neighbourhood plan change throughout the plan-making process (for instance if any sites are allocated in addition to those of previous plan drafts) and a ‘full’ SEA has been ‘screened out’ through the Screening Report earlier in the process, then the SEA Screening Report should be similarly revised to reflect the Plan as submitted. It is not unusual for SEA Screening Reports to be revised several times to reflect a Plan’s changing content.

## Appendix 6: Checklist for drafting neighbourhood plan policies

In determining what policies to include in the neighbourhood plan, the following considerations should be made:

- a) Is there a clear intention behind your policy?
- b) Is it distinctive for your area and not duplicating local plan or national policy?
- c) Is it supported by robust evidence?
- d) Is it clear and unambiguous?
- e) Is it positively worded?
- f) Is there a clear “golden thread” between the neighbourhood plan’s vision, objectives and the policy?
- g) Does the policy relate to the development and use of land for which planning permission would be required?
- h) Is it in line with the National Planning Policy Framework?
- i) Is it in conformity with the strategic policies of the adopted local plan?
- j) Does it contribute towards sustainable development?
- k) Is it compatible with EU obligations e.g. does it need a SEA assessment?



## 7: Sources of Evidence and Information

The evidence and information is split into socio-economic data and statutory lists and environmental designations that can be considered in the preparation of the neighbourhood plan and associated maps.

### Socio economic data

Socio-economic data can be used to gain an understanding of the social and economic composition of your local area and therefore the local issues that are affecting your area that may be able to be addressed through your neighbourhood plan.

### Census 2021

Census statistics provide a detailed snapshot of the population and its characteristics. This data is available for your local authority, ward and parish area via the [Office for National Statistics \(ONS\) website](#). ONS offers free access to data for your local area and allows you to analyse and compare selected areas using maps and charts, and view or download whole datasets.

ONS includes data on:

- **housing**, including accommodation type, household size and composition, housing tenure, number of rooms, and homelessness
- **population**, including age, ethnicity, and gender
- **health and care**, including life expectancy, numbers with long term health problems or disability
- **local economy**, including economic activity, job seekers allowance claimants, and number of local businesses
- **education, skills and training**, including examination results, ethnicity and gender of pupils, and pupil absence
- **income and lifestyles**, including car ownership, and distance travelled to work.

### Cambridgeshire Insight

[Cambridgeshire Insight](#) is a shared research and knowledge base for the Cambridgeshire area and includes publications and data produced by Cambridgeshire County Council's Research Group. It includes the [Cambridgeshire Atlas | District Report](#) which is an interactive atlas displaying key socio-economic and demographic data at a district level.

The Research Group also produces local population estimates and forecasts, and dwelling estimates and forecasts, for parishes, wards and settlements, which are published on [Cambridgeshire Insight](#). From these estimates and forecasts you can see how your village has grown over time, and what further growth is anticipated.

## **NOMIS**

[NOMIS](#) provides free access to the most detailed and up to date labour market statistics from official sources. It includes information for your ward and local authority area on:

- population
- employment (including number of jobs)
- unemployment (including job seekers allowance counts)
- qualifications
- earnings
- benefit claimants
- businesses.

## **Statistical Digest of Rural England (Department for Environment, Food & Rural Affairs)**

The [Statistical Digest of Rural Statistics](#) is a collection of statistics on a range of social and economic subject areas. The statistics are split by rural and urban areas, allowing for comparisons between the different rural and urban area classifications. The Digest includes high level statistics which present an overall picture for England.

Although the Digest only includes high level statistics, it may be helpful in allowing you to compare the national situation with your local situation to show how similar or different your area is.

## **Rural Indicators**

[Rural Living – Statistical Indicators](#) and [Rural Economy – Statistical Indicators](#) are a set of publications containing statistics, data and research relating to:

- living in rural areas, including information on demography, provision of services, broadband speeds, and availability of public transport
- the contribution of rural areas to our economy.

## Housing Statistical Information Leaflet

The [Housing Statistical Information Leaflet](#) (2022) provides a summary of key housing statistics and information relating to affordable housing including:

- housing register information
- low cost home ownership information
- summary of council housing stock, including sheltered housing properties
- summary of housing association stock
- information on new affordable housing developments.

## Greater Cambridge Authority Monitoring Report (AMR)

The [AMR](#) includes data to assess the performance of the individual planning policies in the development plan but also to provide a general portrait of the social, economic and environmental conditions in the district and the wider affects of the development plan on the district.

## South Cambridgeshire Sustainability Appraisal Scoping Report

Sustainability Appraisal is an integral part of the plan making process for a Local Plan and its overall aim is to help ensure that the Local Plan makes an effective contribution to the pursuit of 'sustainable development'. The [Scoping Report](#) is the first stage in the Sustainability Appraisal process and identifies issues of particular importance to the district that should be considered.

## Statutory Lists and Environmental Designations

There are statutory lists and environmental designations that highlight what is special in your area and what should be protected or enhanced when planning for development. You should take account of these designations when preparing your neighbourhood plan.

## Heritage, Landscape and Townscape

- [Listed Buildings](#) – this dataset owned by SCDC is available to view on our interactive map or can be requested from SCDC. It identifies buildings that are protected by being 'listed' as they are judged to be of special architectural or historic interest.
- [Scheduled Monuments](#) – this dataset owned by Historic England is available to download. It identifies land designated as scheduled monuments, which are historic buildings or sites that are protected for their archaeological importance.

- [Conservation Areas](#) – this dataset owned by SCDC is available to view on our interactive map or can be requested from SCDC. It identifies land and buildings that are within Conservation Areas.
- [Registered Parks and Gardens](#) – this dataset owned by Historic England is available to download. It identifies land designated as Registered Parks and Gardens, which are parks and gardens of special historic interest.
- [Buildings at Risk](#) – this dataset owned by Historic England is available to search or view. It identifies buildings, places of worship, monuments, parks and gardens, conservation areas, battlefields and wreck sites that are listed and have been assessed as being at risk.

## Environment

- [Sites of Special Scientific Interest \(SSSI\)](#) – this dataset owned by Natural England is available to download. It identifies land designated as Sites of Special Scientific Interest (SSSI), which are areas protected due to their characteristic, rare and endangered species, habitats and natural features. [Magic Map](#) also provides a feature to check whether a site is a SSSI.
- [RAMSAR sites](#) – this dataset owned by Natural England is available to download. It identifies land designated as RAMSAR sites, which are wetland areas of international importance protected under the Ramsar Convention.
- [Agricultural Land Classification](#) – this dataset owned by Natural England is available to download. It classifies agricultural land into five grades, with grade one being the best quality and grade five being the poorest quality.
- [Tree Preservation Orders](#) – this dataset owned by SCDC is available to view on our interactive map or can be requested from SCDC. It identifies trees and woodlands that are legally protected by a Tree Preservation Order (TPO).
- [Flood Zones](#) – this dataset owned by the Environment Agency is available to download. It identifies the chance of flooding from rivers and/or the sea, based on four flood risk categories that take into account flood defences and their condition.
- [Ancient Woodlands](#) – this dataset owned by Natural England is available to download. It identifies ancient woodlands, which are woodlands that have existed since 1600AD and therefore have unique features such as relatively undisturbed soils, and communities of plants and animals that depend on the

stable conditions ancient woodland provides, some of which are rare and vulnerable.

- [County Wildlife Sites](#) – this dataset is held by the Cambridgeshire & Peterborough Environmental Records Centre and is available from them on request. It identifies County Wildlife Sites within Cambridgeshire, which are sites chosen for their conservation value and include woodlands, grasslands, wetlands, and roadside verges.
- [Local Nature Reserves](#) – this dataset owned by Natural England is available to download. It identifies Local Nature Reserves, which are places with wildlife or geological features that are of special interest locally.

## Transport

- [Public Rights of Way](#) – this dataset owned by Cambridgeshire County Council is available to view on their interactive map (under Leisure and Culture). It identifies public rights of way, which are restricted byways for walking, cycling or horse-riding that meet specified criteria.
- [Cycle Routes](#) – this dataset compiled by Sustrans is available to view on their interactive map. It identifies designated cycle routes.

This page is intentionally left blank

## Cambridge City Council

### Record of Executive Decision

#### Response to West Suffolk Local Plan (Regulation 19) Submission Draft consultation

Decision of: Councillor Katie Thornburrow, Executive Councillor for Planning, Building Control and Infrastructure

Reference: 24/URGENCY/P&T/2

Date of decision:04/03/23

Date Published on website:13/03/24

Decision Type: Non-Key

Matter for Decision: Response to West Suffolk Local Plan (Regulation 19) Submission Draft consultation

Why the Decision had to be made (and any alternative options)

Decision: To agree the proposed response to West Suffolk Local Plan (Regulation 19) Submission Draft consultation.

Rejected Option::To not agree the proposed response to West Suffolk Local Plan (Regulation 19) Submission Draft consultation

Reason for Rejection: the consultation offers the opportunity for the Council to make comments on a neighbouring local authority's Local Plan to ensure the Council's interests are appropriately represented. The Council is also a statutory consultee and Duty to Cooperate body in the plan making process.

The Executive Councillor's decision: Agreed the joint response to West Suffolk Local Plan (Regulation 19) Submission Draft consultation.

Reason for the decision: As detailed in Appendix 1 below.

Scrutiny Consideration: The Chair and Opposition Spokes of the Planning and Transport Scrutiny Committee were consulted prior to the action being authorised.

Report: Please see Appendix 1 below.

Conflict of interest: None

Comments: No comments were made.

## Appendix 1

### Background

The Submission Draft is the final stage in the preparation of this plan. West Suffolk previously consulted on Issues and Options in October to December 2020 and Preferred Options in May to July 2022, to which joint responses were made by Cambridge City Council and South Cambridgeshire District Council. Responses to this final submission draft will be sent alongside the Local Plan and supporting evidence to be examined by an independent inspector appointed by the Secretary of State.

The Local Plan contains planning policies and allocations for the growth of West Suffolk over the plan period of 2023 to 2040. It contains the council's spatial and land use vision, objectives and spatial strategy which identifies where development will take place and how places within the district will evolve and be shaped. Policies in the plan set out how West Suffolk aims to deliver housing, employment, retail, community, cultural and leisure activities and protect and enhance the environment. There is a focus on meeting the needs of communities through the delivery of affordable homes, the climate emergency, health and well-being, green infrastructure and protection of the environment.

### Main Issues relevant to Greater Cambridge

Content in the West Suffolk Local Plan Submission Draft relevant to Greater Cambridge includes:

- Meeting their objectively assessed development needs in full – the identified need is for 13,702 homes (net) in the period 1 April 2023 to 31 March 2040, and 15,486 homes (net) have been planned for.
- Provision for 86 hectares of employment land.
- Growth is directed to the most sustainable settlements which have the existing infrastructure and/or capacity to expand infrastructure and reduce the necessity of car use wherever possible.
- No new housing allocations proposed close to the South Cambridgeshire boundary.
- The plan recognises the issue of water stress in the district and wider area and the impact this is having on chalk streams, and proposes measures which seek high standards of water efficiency for new residential and non-residential development.
- The plan seeks to address the climate emergency by requiring development to demonstrate it has taken into account the climate and environment emergency through good design and inclusion of measures to build in resilience and adapt to or mitigate the impact of climate change.
- The plan seeks to improve the provision of green infrastructure and supports opportunities to extend coverage and connectivity through cross boundary provision.



## **Proposed main response points**

The proposed response, set out in Appendix 1, focuses on matters which could impact on Greater Cambridge and include water stress and the impact this is having on chalk streams, sustainable development and addressing the impacts of climate change, the opportunities for delivering cross boundary green infrastructure, strategic employment, and Duty to Cooperate.

## **Appendices**

Appendix A: West Suffolk Local Plan (Regulation 19) Submission Draft – proposed joint consultation response. See link below:

[Appendix A: Response to West Suffolk Local Plan \(Regulation 19\) Submission Draft consultation](#)

## **Background Papers**

West Suffolk Local Plan (Regulation 19) Submission Draft consultation documents:

[West Suffolk Local Plan \(Regulation 19\) Submission Draft January 2024 - West Suffolk Planning Policy Consultations \(inconsult.uk\)](#)

West Suffolk Local Plan (Regulation 19) Submission Draft evidence documents:

[West Suffolk Local Plan \(Regulation 19\) Submission Draft 2024 - background evidence documents - West Suffolk Planning Policy Consultations \(inconsult.uk\)](#)

This page is intentionally left blank

## Cambridge City Council

### Record of Executive Decision

#### Response to Government Consultation: Strengthening planning policy for brownfield development

**Decision of:** Executive Councillor for Planning, Building Control and Infrastructure

**Reference:** 24/URGENCY/P&T/03

**Date of decision:** 19/03/24

**Date Published on website:** 27/06/03

**Decision Type:** Non-Key

#### **Matter for Decision:**

- a. To agree to submit the response to the open consultation on strengthening planning policy for brownfield development as set out in Appendix 1 which can be viewed at the link below:  
[Appendix 1 :Response to Government Consultation: Strengthening planning policy for brownfield development - Cambridge Council](#)
- b. To agree delegated authority is given to the Joint Director for Planning and Economic Development to agree any minor amendments to the response in order to finalise the joint response.

#### **Why the Decision had to be made (and any alternative options):**

To provide feedback on the consultation reflecting issues relevant to Greater Cambridge.

An alternative option would be to not respond to the consultation. However, if no response is made by Cambridge City and South Cambridgeshire District Councils, DLUHC would not be made aware of the Councils' views on the proposed changes to national planning policy.

**The Executive Councillor's decision:** That the Executive Councillor for Planning, Building Control and Infrastructure agrees:

- a. to submit the response to the open consultation on strengthening planning policy for brownfield development as set out in Appendix 1.  
[Appendix 1 :Response to Government Consultation: Strengthening planning policy for brownfield development - Cambridge Council](#)
- b. that delegated authority is given to the Joint Director for Planning and Economic Development to agree any minor amendments to the response in order to finalise the joint response.

**Reason for the decision:** To provide feedback on the consultation reflecting issues relevant to Greater Cambridge.

**Scrutiny Consideration:** The Chair and Spokesperson of Planning and Transport Scrutiny Committee were consulted prior to the action being authorised.

**Report:** BFL Consultation 2024 is attached as Appendix 1

[Appendix 1 :Response to Government Consultation: Strengthening planning policy for brownfield development - Cambridge Council](#)

**Conflict of interest:** None.

**Comments:** The following comments were received from Cllr Porrer, Liberal Democrats, Opposition Spokes:

I'd note that the importance of having active frontages at ground floor levels (ie shop fronts and not just flats) is so important to place making and designing out crime and making things feel safer for residents. I wonder if officers and the Exec Cllr might consider adding this in.

I also wanted to ask if officers and the Exec Cllr might consider adding a little more under the last question about the equalities impact. As is already mentioned in some responses, the likely outcome of lower quality/small/cheaper housing being clustered on brownfields sites with few or no amenities nearby is definitely going to impact on the quality of life for residents in lower income brackets who would be more likely to live there, and there is clear evidence that these lower income brackets are often disproportionately represented by residents with protected characteristics as you note. This would lead to a much more divided city (or county) and is the opposite of what we currently aim to do in terms of peppercotting different housing types and tenures across developments and limiting numbers of affordable flats to a maximum per block and which we have been very successful in achieving across many recent brownfield developments with a mix of larger and smaller homes, but all meeting space standards.

I appreciate that this is already alluded to in various parts of the response, but as the Equalities audit is something that the government needs to have regard to, I think it might be useful to reiterate these points here too.

Councillor Tong, Green Party Opposition Spokes, made the following comments:

Although I broadly agree with the points being made, here, particularly the arguments made in relation to how we need to do all that we can to protect the quality of our housing and ensure that amenities for local residents are made available, I do think this response puts too much of an emphasis on the importance of expanding Cambridge's STEM industries - the focus should be on the provision of facilities for local people.

I also think that if we're going to discuss heritage assets, our response should go into a bit more detail about our stance on them. Personally, I put the value of views of heritage assets from specific places **Page 604** over the value of residents having the

opportunity to enjoy looking around a heritage asset on-site, something that facilities need to be provided to allow for.

Officers addressed the comments with both Councillors

## **Briefing Paper**

The Department for Levelling Up, Housing, and Communities (DLUHC) is seeking views on how it might strengthen national planning policy to support brownfield development. It also seeks views on reviewing the threshold for referral of applications to the Mayor of London. The 3 consultation proposals are:

- Changes to national planning policy to give significant weight to the benefits of delivering as many homes as possible and to take a flexible approach in applying planning policies or guidance relating to the internal layout of development.
- Changes to the way the Housing Delivery Test operates in the 20 towns and cities subject to the uplift in the standard method. This would introduce an additional presumption in favour of sustainable development on brownfield land where the Housing Delivery Test score falls below 95%.
- Reviewing the threshold for referral of applications to the Mayor of London.

Consultation closes on **26 March 2024** and further information can be viewed on the DLUHC webpage for the consultation: [Strengthening planning policy for brownfield development - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/strengthening-planning-policy-for-brownfield-development)

Feedback is requested via submission of written responses to the answered questions included within the document. The councils' response is set out in Appendix 1. Given that the proposal relating to the threshold for referral of applications to the Mayor of London does not relate to Greater Cambridge, no response is proposed to the questions related to this.

Within the councils' response, many of the key responses relate to the:

- change to national planning policy to make clear local planning authorities should give significant weight to the benefits of delivering as many homes as possible
- change to national planning policy to make clear local planning authorities should take a flexible approach in applying planning policies or guidance relating to the internal layout of development.
- other planning barriers in relation to developing on brownfield land
- how national planning policy better support development on brownfield land
- how national planning policy better support brownfield development on small sites

The Councils response states that although we are supportive of development of brownfield sites, which reflects the existing NPPF, we express multiple concerns that strengthening planning policy around such areas through the options proposed will lower the quality of homes and lead to 'quantity over quality' on brownfield sites. All options proposed reduce standards of development and placemaking. This would lead to the erosion of development quality, sustainability, affordability, energy efficiency, and homes with sufficient space for families / working at home, for the provision of quantity. It also states that through the Local Plan as a comprehensive strategy, rather than piecemeal change, is the appropriate approach to allocating the best and most appropriate sites for residential uses, and this includes the re-use of brownfield sites.

Note that the response is proposed to be joint by Cambridge City Council and South Cambridgeshire District Council, subject to each council's individual decision sign of process.

## Cambridge City Council

### Record of Executive Decision

#### Response to Government Consultation: Changes to various permitted development rights

**Decision of:** Executive Councillor for Planning, Building Control and Infrastructure

**Reference:** 24/URGENCY/P&T/4

**Date of decision:** 22/03/24

**Date Published on website:** 09/04/24

**Decision Type:** Non-Key

#### **Matter for Decision:**

- a. To agree to submit the response to the open consultation on changes to various permitted development rights as set out in Appendix 1.  
[Appendix 1 ROD: Open consultation on changes to permitted development rights \(ccc.local\)](#)
- b. To agree delegated authority is given to the Joint Director for Planning and Economic Development to agree any minor amendments to the response in order to finalise the joint response.

#### **Why the Decision had to be made (and any alternative options):**

To provide feedback on the consultation reflecting issues relevant to Greater Cambridge.

An alternative option would be to not respond to the consultation. However, if no response is made by Cambridge City and South Cambridgeshire District Councils, DLUHC would not be made aware of the Councils' views on the proposed changes to national planning policy.

**The Executive Councillor's decision:** That the Executive Councillor for Planning, Building Control and Infrastructure agrees:

- a. to submit the response to the open consultation on changes to various permitted development rights as set out in Appendix 1.
- b. that delegated authority is given to the Joint Director for Planning and Economic Development to agree any minor amendments to the response in order to finalise the joint response.

**Reason for the decision:** To provide feedback on the consultation reflecting issues relevant to Greater Cambridge.

**Scrutiny Consideration:** The Chair and Spokespersons of Planning and Transport Scrutiny Committee were consulted prior to the action being authorised.

**Report:** Questions\_Response PDR Consultation 2024 is attached as Appendix 1. [Appendix 1 ROD: Open consultation on changes to permitted development rights \(ccc.local\)](#)

**Conflict of interest:** None.

**Comments:** No adverse comments were made.

## Briefing Paper

The Department for Levelling Up, Housing, and Communities (DLUHC) is seeking views on proposed changes to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. Covering changes to:

- certain permitted development rights which enable householders to improve and enlarge their homes.
- the building upwards permitted development rights which enable the upward extension of a range of existing buildings.
- the permitted development right which allows for the demolition of certain buildings and rebuild as homes.
- the permitted development rights which enable the installation of electrical outlets and upstands for recharging electric vehicles.
- the permitted development right for the installation of air source heat pumps.

Feedback is requested via submission of written responses to the answered questions included within the document.

The consultation is open for 8 weeks from the 13 February 2024. Further information can be viewed on the DLUHC website for the consultation: [Changes to various permitted development rights: consultation](#)

Submission Deadline: Tuesday 9 April 2024

### Proposed Approach:

- Focused response to those proposals which may affect our current and future Greater Cambridge Local Plan approach and other material concerns for the councils.
- To not respond to call for evidence regarding opinion of effectiveness and application of specific permitted development rights.

### Number of Questions:

Total Questions: 53



- Question not responded to: 12, Responded to questions: 41

**Important/High-level Proposed Changes which may affect Greater Cambridge current policies and future Local Plan approach:**

- Alterations to PD (under Class A of Part 1 which provides for the enlargement, improvement or other alteration to a dwellinghouse) to provide householders with further flexibility to undertake larger extensions:
  - Changes would undermine the Councils' ability to consider proposals against policies in the adopted local plan which seek development that is appropriate to the surrounding context. The extension of the right would limit public participation in the planning process. Changes could lead to overdevelopment and poor design due to lack of scrutiny which is currently possible where proposals are submitted via planning application.
  - We support the consideration to amend the existing requirement in relation to materials used in exterior works outside of conservation areas as this would enable use of better more modern materials.
  - We support amendment to enable single storey wrap around L-shaped extensions as this would lead to better planned internal layouts which would support modern ways of living.
- Alterations to PD (under Class ZA of Part 20 which allows for the demolition of certain single detached buildings and the construction of a block of flats or a single detached dwellinghouse in its place) to:
  - a) remove the limitation restricting the permitted development right to buildings built on or before 31 December 1989.
  - b) introduce a limit on the maximum age of the original building that can be demolished so that right does not apply to buildings built before 1930.
  - c) allow the Class ZA rebuild footprint for buildings that were originally in use as offices, research and development and industrial processes to benefit from the Class A, Part 7 permitted development right at the time of redevelopment only. This would allow for an increase in the overall footprint of the new building.
  - Changes would increase the number of buildings in scope making it easier for change of use not subject to consideration through planning application, and so undermine the Councils' ability to consider proposals against policies in the adopted local plan. Proposals should be considered via a planning application in order to protect the health and amenity of future occupiers and surrounding uses, to ensure high quality design and to ensure delivery of good placemaking outcomes (including delivery of beautiful places). Could undermine the NPPF's aim to deliver beautiful places as would impact on the Councils ability to reject poor quality design and ability to ensure the environmental sustainability of development and reduce the involvement of local communities as supported via traditional planning application process.

- Alteration to PD limitation that the building being extended must have been constructed after 1 July 1948, (under Class AA of Part 1 and Class A, AA, AB, AC and AD of Part 20, which allows for the upward extension of buildings to create new homes and provide additional living space) could be amended to an alternative date or removed entirely.
  - Changes could adversely affect character and amenity in established streets. The limitation restricting upwards extensions on buildings built before 1 July 1948 should remain.
- Proposed alteration to PD limitation under Class C of Part 1, (which allows for other alterations to the roof of a house), so it only applies where alteration takes place on roof that fronts a highway.
  - Changes would erode the current safeguard provided by the PD limitation and if amended could have visual and amenity impacts.
- Proposed alteration to PD (Class E of Part 1) to allow bin and bike stores in front gardens (including in front gardens of homes in article 2(3) land (which includes conservation areas, Areas of Outstanding Natural Beauty, the Broads, National Parks and World Heritage Sites), limited to no more than 2 metres in width, 1 metre in depth and 1.5 metres in height.
  - We support the approach, particularly as could help encourage cycling but as it includes front gardens in article 2(3) land (which includes conservation areas) have noted that the right should consider additional limitations on size and materials to minimise townscape impacts.
- Proposal for PD rights under Class B of Part 1 to apply to flats (currently right only applies to “dwellinghouses”) so that modest roof extensions can be made to provide additional living space in flats:
  - Changes could cause detrimental visual and amenity impacts leading to development that overlooks adjacent properties and/or their private amenity areas, is overbearing or results in a loss of daylight, enclosure or other environmental impacts. Higher density layouts need considerably more assessment as to their effects on neighbouring amenity.

## **Other Changes**

- Alterations to PD (under Class B of Part 1 which allows for the enlargement of a dwellinghouse consisting of an addition or alteration to its roof) to remove current limitations on the additional roof space created so that householders can convert up all available loft space and to allow enlargements which are not visible from the street to extend to the original eaves with no set-back:
  - Changes would cause visual/ amenity impact and impact on design. Could lead to development that overlooks adjacent properties and/or their private amenity areas, is overbearing or results in a loss of daylight, enclosure or other environmental impacts.

- Alteration to PD (Class E of Part 1) so that it does not apply to scheduled monuments. This, to allow for individual consideration of proposals through a planning application where a building etc incidental to the enjoyment of the dwellinghouse would be erected in the curtilage of a dwellinghouse that was designated as a scheduled monument.
  - We support the amendment. A requirement to submit a planning application would be more appropriate to allow for individual consideration of proposals and provide the opportunity for any impact to be assessed on a case by case basis.
- Proposed alterations of PD (under Class D and E of Part 2), to:
  - a) remove limitations so that wall-mounted outlets and upstands can be installed anywhere within an area lawfully used for off-street parking.
  - b) increase to the height of the upstand from 2.3 metres to 2.7 metres for installations that are not within the curtilage of a dwellinghouse or a block of flats.
  - We support the approach as this will allow greater flexibility within often constrained sites to locate the infrastructure within a location that can be utilised most efficiently.
- Proposal that PD rights should allow for the installation of a unit for equipment housing or storage cabinets to support the operation of bigger and more powerful EV upstands (subject to limitations and conditions)
  - We support the approach as it will make installation easier for sites installing large numbers of charge points as allows greater flexibility in design.
- Proposed alterations of PD (under Class G of part 14), to remove limitation that an air source heat pump must be at least 1 metre from the property boundary.
  - We support the approach with proviso that installation is acceptable in terms of noise and emphasise that some form of noise mitigation may be required.

This page is intentionally left blank

## Cambridge City Council

### Record of Executive Decision

### Greater Cambridge Housing Trajectory and Housing Land Supply Report

**Decision of:** Executive Councillor for Planning, Building Control and Infrastructure

**Reference:** 24/URGENCY/P&T/05

**Date of decision:** 10/04/24

**Date Published on website:** 01/05/24

**Decision Type:** Non-Key

**Matter for Decision:**

- a. To agree the Greater Cambridge Housing Trajectory and Housing Land Supply Report (Appendix 1 of this decision) to be published on the Councils' shared planning service website.

[Monitoring delivery in Greater Cambridge \(greatercambridgeplanning.org\)](https://www.greatercambridgeplanning.org)

- b. To delegate any further minor editing changes to the Greater Cambridge Housing Trajectory and Housing Land Supply Report to the Joint Director for Planning and Economic Development where they are technical matters.

**Why the Decision had to be made (and any alternative options):**

The Greater Cambridge housing trajectory is used by the Councils to calculate their housing land supply and to show anticipated housing delivery against their housing requirement in the adopted Local Plans. The housing trajectory and housing land supply calculations are required to be updated annually. The new five year period starts on 1 April 2024, and therefore calculations for this period (2024-2029) need to be agreed and published.

An alternative option would be to not publish the Greater Cambridge Housing Trajectory and Housing Land Supply Report. However, national planning policy and guidance requires all local planning authorities with an adopted plan of more than five years old to identify and update annually a supply of specific deliverable sites sufficient to deliver a minimum of either four or five years' worth of housing against their local housing need. A new housing trajectory is required to establish the Greater Cambridge housing land supply for the purposes of making planning decisions.

**The Executive Councillor's decision:** That the Executive Councillor for Planning, Building Control and Infrastructure agrees:

- a. To agree the Greater Cambridge Housing Trajectory and Housing Land Supply Report (Appendix 1 of this decision) to be published on the Councils' shared planning service website.

[Monitoring delivery in Greater Cambridge \(greatercambridgeplanning.org\)](https://greatercambridgeplanning.org)

- b. To delegate any further minor editing changes to the Greater Cambridge Housing Trajectory and Housing Land Supply Report to the Joint Director for Planning and Economic Development where they are technical matters.

**Reason for the decision:** The Greater Cambridge housing trajectory is used by the Councils to calculate their housing land supply and to show anticipated housing delivery against their housing requirement in the adopted Local Plans. The housing trajectory and housing land supply calculations are required to be updated annually. The new five year period starts on 1 April 2024, and therefore calculations for this period (2024-2029) need to be agreed and published.

**Scrutiny Consideration:** The Chair and Spokespersons of Planning and Transport Scrutiny Committee were consulted prior to the action being authorised.

**Report:** The Greater Cambridge Housing Trajectory and Housing Land Supply Report (April 2024) is attached as Appendix 1 or can be viewed at the link below:  
[Monitoring delivery in Greater Cambridge \(greatercambridgeplanning.org\)](https://greatercambridgeplanning.org)

**Conflict of interest:** None.

**Comments:** No adverse comments were made.

## **Briefing Paper**

National planning policy requires all local planning authorities with an adopted plan of more than five years old to identify and update annually a supply of specific deliverable sites sufficient to deliver a minimum of either four or five years' worth of housing against their local housing need. National planning policy also sets out the circumstances in which a minimum of four years' worth of housing applies, and also the requirement to provide an additional buffer where there has been significant under delivery of housing.

The Greater Cambridge housing trajectory is used by Cambridge City Council and South Cambridgeshire District Council to calculate their housing land supply and also to show anticipated housing delivery against their housing requirement in the adopted Local Plans. The Councils have prepared the Greater Cambridge housing trajectory and five-year supply calculations based on national planning policy and guidance for housing trajectories and five-year supply calculations.

The housing land supply for Greater Cambridge has been calculated:

- a. based on their local housing need, as the adopted Local Plans are now more than five years old,
- b. jointly for Greater Cambridge, as set out in the adopted Local Plans, and
- c. with no buffer, as set out in national planning policy.

The Greater Cambridge housing trajectory and housing land supply calculations show that jointly for Greater Cambridge, the Councils have 6.5 years of housing land supply for the 2024-2029 period. The Councils have taken a robust and conservative approach to assessing the deliverability and / or developability of each of the sites in the Greater Cambridge housing trajectory.

National planning policy and guidance sets out the circumstances where planning policies should be considered out of date when making decisions on planning applications, and this includes where the Council cannot demonstrate a four or five-year housing land supply (as appropriate). On the basis of the housing land supply calculations in the Greater Cambridge Housing Trajectory and Housing Land Supply Report (which is Appendix 1 of this decision), this does not apply to Cambridge or South Cambridgeshire, as the Councils jointly have 6.5 years of housing land supply.

The Cambridge Local Plan 2018 sets a housing requirement of 14,000 homes to be delivered between 2011 and 2031. The new housing trajectory shows that 13,796 dwellings are expected to be delivered in Cambridge between 2011 and 2031, based on current information on anticipated phasing and delivery of sites. The South Cambridgeshire Local Plan 2018 sets a housing requirement of 19,500 dwellings to be delivered between 2011 and 2031. The new housing trajectory shows that 23,275 dwellings are expected to be delivered in South Cambridgeshire between 2011 and 2031, based on current information on anticipated phasing and delivery of sites. Together the Local Plans set a housing requirement of 33,500 homes between 2011 and 2031 for Greater Cambridge. The new housing trajectory shows that 37,071 dwellings are expected to be delivered between 2011 and 2031. Although this new housing trajectory anticipates that housing delivery in Cambridge will be less than the housing requirement for 2011 to 2031 included in the adopted Cambridge Local Plan 2018, the Council has already started preparing a new Greater Cambridge Local Plan, and as part of this the Councils are considering the appropriate level of

housing need for Greater Cambridge, along with where development should be located and the specific sites to deliver new homes.

Once agreed by the Lead Cabinet Member for Planning at South Cambridgeshire District Council and the Executive Councillor for Planning, Building Control and Infrastructure at Cambridge City Council, the Greater Cambridge Housing Trajectory and Housing Land Supply document (April 2024) will be published on the Councils' shared planning service website.



## Cambridge City Council

### Record of Executive Decision

#### Response to Government Consultation: Strengthening planning policy for brownfield development

**Decision of:** Executive Councillor for Planning, Building Control and Infrastructure

**Reference:** 24/URGENCY/P&T/03

**Date of decision:** 19/03/24

**Date Published on website:** 27/06/03

**Decision Type:** Non-Key

#### **Matter for Decision:**

- a. To agree to submit the response to the open consultation on strengthening planning policy for brownfield development as set out in Appendix 1 which can be viewed at the link below:  
[Appendix 1 :Response to Government Consultation: Strengthening planning policy for brownfield development - Cambridge Council](#)
- b. To agree delegated authority is given to the Joint Director for Planning and Economic Development to agree any minor amendments to the response in order to finalise the joint response.

#### **Why the Decision had to be made (and any alternative options):**

To provide feedback on the consultation reflecting issues relevant to Greater Cambridge.

An alternative option would be to not respond to the consultation. However, if no response is made by Cambridge City and South Cambridgeshire District Councils, DLUHC would not be made aware of the Councils' views on the proposed changes to national planning policy.

**The Executive Councillor's decision:** That the Executive Councillor for Planning, Building Control and Infrastructure agrees:

- a. to submit the response to the open consultation on strengthening planning policy for brownfield development as set out in Appendix 1.  
[Appendix 1 :Response to Government Consultation: Strengthening planning policy for brownfield development - Cambridge Council](#)
- b. that delegated authority is given to the Joint Director for Planning and Economic Development to agree any minor amendments to the response in order to finalise the joint response.

**Reason for the decision:** To provide feedback on the consultation reflecting issues relevant to Greater Cambridge.

**Scrutiny Consideration:** The Chair and Spokesperson of Planning and Transport Scrutiny Committee were consulted prior to the action being authorised.

**Report:** BFL Consultation 2024 is attached as Appendix 1

[Appendix 1 :Response to Government Consultation: Strengthening planning policy for brownfield development - Cambridge Council](#)

**Conflict of interest:** None.

**Comments:** The following comments were received from Cllr Porrer, Liberal Democrats, Opposition Spokes:

I'd note that the importance of having active frontages at ground floor levels (ie shop fronts and not just flats) is so important to place making and designing out crime and making things feel safer for residents. I wonder if officers and the Exec Cllr might consider adding this in.

I also wanted to ask if officers and the Exec Cllr might consider adding a little more under the last question about the equalities impact. As is already mentioned in some responses, the likely outcome of lower quality/small/cheaper housing being clustered on brownfields sites with few or no amenities nearby is definitely going to impact on the quality of life for residents in lower income brackets who would be more likely to live there, and there is clear evidence that these lower income brackets are often disproportionately represented by residents with protected characteristics as you note. This would lead to a much more divided city (or county) and is the opposite of what we currently aim to do in terms of peppercotting different housing types and tenures across developments and limiting numbers of affordable flats to a maximum per block and which we have been very successful in achieving across many recent brownfield developments with a mix of larger and smaller homes, but all meeting space standards.

I appreciate that this is already alluded to in various parts of the response, but as the Equalities audit is something that the government needs to have regard to, I think it might be useful to reiterate these points here too.

Councillor Tong, Green Party Opposition Spokes, made the following comments:

Although I broadly agree with the points being made, here, particularly the arguments made in relation to how we need to do all that we can to protect the quality of our housing and ensure that amenities for local residents are made available, I do think this response puts too much of an emphasis on the importance of expanding Cambridge's STEM industries - the focus should be on the provision of facilities for local people.

I also think that if we're going to discuss heritage assets, our response should go into a bit more detail about our stance on them. Personally, I put the value of views of heritage assets from specific places **Page 678** over than the value of residents having the

opportunity to enjoy looking around a heritage asset on-site, something that facilities need to be provided to allow for.

Officers addressed the comments with both Councillors

## **Briefing Paper**

The Department for Levelling Up, Housing, and Communities (DLUHC) is seeking views on how it might strengthen national planning policy to support brownfield development. It also seeks views on reviewing the threshold for referral of applications to the Mayor of London. The 3 consultation proposals are:

- Changes to national planning policy to give significant weight to the benefits of delivering as many homes as possible and to take a flexible approach in applying planning policies or guidance relating to the internal layout of development.
- Changes to the way the Housing Delivery Test operates in the 20 towns and cities subject to the uplift in the standard method. This would introduce an additional presumption in favour of sustainable development on brownfield land where the Housing Delivery Test score falls below 95%.
- Reviewing the threshold for referral of applications to the Mayor of London.

Consultation closes on **26 March 2024** and further information can be viewed on the DLUHC webpage for the consultation: [Strengthening planning policy for brownfield development - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/strengthening-planning-policy-for-brownfield-development)

Feedback is requested via submission of written responses to the answered questions included within the document. The councils' response is set out in Appendix 1. Given that the proposal relating to the threshold for referral of applications to the Mayor of London does not relate to Greater Cambridge, no response is proposed to the questions related to this.

Within the councils' response, many of the key responses relate to the:

- change to national planning policy to make clear local planning authorities should give significant weight to the benefits of delivering as many homes as possible
- change to national planning policy to make clear local planning authorities should take a flexible approach in applying planning policies or guidance relating to the internal layout of development.
- other planning barriers in relation to developing on brownfield land
- how national planning policy better support development on brownfield land
- how national planning policy better support brownfield development on small sites

The Councils response states that although we are supportive of development of brownfield sites, which reflects the existing NPPF, we express multiple concerns that strengthening planning policy around such areas through the options proposed will lower the quality of homes and lead to 'quantity over quality' on brownfield sites. All options proposed reduce standards of development and placemaking. This would lead to the erosion of development quality, sustainability, affordability, energy efficiency, and homes with sufficient space for families / working at home, for the provision of quantity. It also states that through the Local Plan as a comprehensive strategy, rather than piecemeal change, is the appropriate approach to allocating the best and most appropriate sites for residential uses, and this includes the re-use of brownfield sites.

Note that the response is proposed to be joint by Cambridge City Council and South Cambridgeshire District Council, subject to each council's individual decision sign of process.

## Cambridge City Council

### Record of Executive Decision

#### Councillor Appointment to the Local Highways Improvement Panel for municipal year 2024/25

Decision of: Councillor Katie Thornburrow, Executive Councillor for Planning, Building Control and Infrastructure.

**Reference:** 24/URGENCY/P&T/9

**Date of decision:** 18/06/24

**Date Published on website:** 27/06/24

**Decision Type:** Non-Key

**Matter for Decision:** To approve Councillor Appointments to the Local Highways Improvement Panel for municipal year 2024/25

#### **Why the Decision had to be made (and any alternative options):**

The County Council have requested that two city councillor representatives are appointed to the Local Highways Improvement Panel for municipal year 2024/25. As these appointments were not made at the Council's Annual Meeting, an out of cycle decision is required so that city councillor representatives can attend meetings and represent the Council at Panels.

Local Highways Improvements (LHIs) is a countywide County Council led programme of work which considers suggestions from Councillors and communities for improvements to their local highways. The proposed programme of work will be taken to the Cambridge Joint Area Committee (CJAC) for comment prior to any bids being taken to the County Council's Highways and Transport Committee for approval.

It is the intention for CJAC to approve City Councillor appointments to any future LHIP from October 2024.

The City Council made provision within its budget to contribute up to £35,000 per annum for 2024-2028 towards Cambridgeshire County Council's managed programme in order for the top prioritised schemes to proceed. Local community contributions are a fundamental principle of LHIs, and without this support from the City Council a programme would be unlikely to proceed in Cambridge. The involvement of City Councillors in the prioritisation process ensures that thorough representation and scrutiny takes place.

**The Executive Councillor's decision:** The appointment of Councillor Baigent and Councillor Young to the Local Highways Improvement Panel for municipal year 2024/25

**Reason for the decision:** As above.

**Scrutiny Consideration:** The Chair and Spokesperson of Planning and Transport Scrutiny Committee were consulted prior to the action being authorised.

**Report:** None

**Conflict of interest:** [None].

**Comments:** The Chair of the Planning and Transport Committee, Councillor Nestor and the Liberal Democrats Opposition Spokes, Councillor Porrer both provided comment they supported the decision and noted that this would be undertaken by Cambridge Joint Area Committee in future years.

## Cambridge City Council

### Record of Executive Decision

#### South Newnham Neighbourhood Plan – Response to consultation on the submission plan

**Decision of:** Councillor Thornburrow, Executive Councillor for Planning Policy and Infrastructure

**Reference:** 24/URGENCY/P&T/10

**Date of decision:** 07/06/24

**Date Published on website:** 18/06/24

**Decision Type:** Non-Key

**Matter for Decision:** To agree the Council's response to the public consultation on the submission version of the South Newnham Neighbourhood Plan. The consultation closes on 18 June 2024.

#### **Why the Decision had to be made (and any alternative options):**

The South Newnham Neighbourhood Forum is preparing a neighbourhood plan for their area. The Council has a duty to support neighbourhood forums in preparing their plan. Officers have considered the contents of the South Newnham Neighbourhood Plan against the basic conditions tests, including general conformity with national planning policy and the policies of the adopted Local Plan. The response will provide the independent examiner with the Council's comments on the South Newnham Neighbourhood Plan.

An alternative option would be for the Council not to respond to the submission consultation, but the Council has a duty to support neighbourhood forums in their plan-making. If no response is made the neighbourhood forum and the independent examiner would not be made aware of the Council's views.

**The Executive Councillor's decision:** Agrees the response to the submission consultation on the South Newnham Neighbourhood Plan as set out in Appendix 1. [Document Meeting 240924 RoD Appendix 1 .South Newnham Neighbourhood Plan Response to consultation on the submission plan - Cambridge Council](#)

**Reason for the decision:** The Council has a duty to support neighbourhood forums in preparing neighbourhood plans and is keen to support these local communities so

that their plan is successful at examination. The response will provide the independent examiner with the Council's comments on the South Newnham Neighbourhood Plan.

**Scrutiny Consideration:** The Chair and Spokesperson of the Planning and Transport Scrutiny Committee were consulted prior to the action being authorised.

**Report:** The response from Cambridge City Council to the submission consultation on the South Newnham Neighbourhood Plan is attached as Appendix 1 (including Appendix A).

[Document Meeting 240924 RoD Appendix 1 .South Newnham Neighbourhood Plan Response to consultation on the submission plan - Cambridge Council](#)

**Conflict of interest:** None.

**Comments:** No adverse comments made.

Councillor Porrer (Lib Dem Spokes) said the following - *Thank you also to officers for all their very detailed work on this, which I support, in particular the references to the need to make the plan clearer about water usages in paras 21 and 22.*

## **Briefing paper**

The South Newnham Neighbourhood Area was designated on 9 January 2017. The neighbourhood area is for the southern part of the ward of South Newnham.

Officers have met with the Neighbourhood Forum ahead of the submission consultation process and recognise the hard work that has been put into preparing the plan. The Forum has worked hard to engage with the local community and has ensured that they have had an opportunity to input into the final plan.

A Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening was undertaken on a draft version of the Neighbourhood Plan, and a screening determination was published in April 2023.

Pre-submission public consultation on the draft Neighbourhood Plan was undertaken by the Neighbourhood Forum from 12 June until 30 July 2023. Officers provided a formal response to the consultation, providing constructive comments about the plan to assist the Neighbourhood Forum with finalising the Neighbourhood Plan. Officers have met with the Neighbourhood Forum to discuss these comments and are aware that the submission version of the plan has taken on board many of the suggested changes.



On 15 April 2024, the South Newnham Neighbourhood Forum submitted their Neighbourhood Plan to Cambridge City Council. Officers have confirmed, as set out in the Legal Compliance Check for the Neighbourhood Plan, that the submitted version of the Neighbourhood Plan and its accompanying supporting documents comply with all the relevant statutory requirements at this stage of plan making. The Neighbourhood Plan and its accompanying supporting documents are published on our [website](#).

We therefore were able to carry out a consultation on the South Newnham Neighbourhood Plan from 7 May 2024 until 18 June 2024.

Officers, in conjunction with the South Newnham Neighbourhood Forum, are in the process of appointing an independent examiner to consider this Neighbourhood Plan. All comments submitted during the public consultation on the submission version of the Neighbourhood Plan will be provided to the examiner for their consideration.

The South Newnham Neighbourhood Plan has been prepared by the South Newnham Neighbourhood Forum to provide planning policies for development in the area, with the aim of providing greater clarity when determining planning applications in the area. The Neighbourhood Plan includes 15 planning policies that cover a range of issues including:

- (i) Protecting and enhancing local green spaces
- (ii) Protecting and maintaining the connectivity network
- (iii) Improving and enhancing neighbourhood community assets
- (iv) Protecting and supporting homes and facilities for older people
- (v) Conserving additionally identified Local Heritage Assets
- (vi) Achieving sustainable and well-designed development in Character Areas

To successfully proceed through its examination to a referendum, a Neighbourhood Plan must meet a number of tests known as the 'Basic Conditions'. These tests are different to the tests of soundness that a Local Plan must meet. The [Basic Conditions](#) are set out in national planning guidance and are summarised as follows:

- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Plan.

(b) the making of the Neighbourhood Plan contributes to the achievement of sustainable development.

(c) the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area.

(d) the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.

(e) prescribed conditions are met in relation to the Neighbourhood Plan, including that the making of the neighbourhood plan is not likely to have a significant effect on a European wildlife site or a European offshore marine site either alone or in combination with other plans or projects.

(f) the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

Our Neighbourhood Planning Toolkit includes Guidance Note 11 ([What are the Basic Conditions and How to Meet Them](#)), which sets out further details on each of the Basic Conditions. When a Neighbourhood Plan is submitted to the local planning authority it must be accompanied by a Basic Conditions Statement that sets out how the Neighbourhood Forum considers that their Neighbourhood Plan meets the Basic Conditions.

When considering a Neighbourhood Plan, the examiner will assess whether or not the Neighbourhood Plan meets the Basic Conditions. When an examiner recommends that the Neighbourhood Plan should proceed to referendum (if it meets the Basic Conditions, with or without modifications), the examiner's report must also set out whether the referendum area should be extended beyond the neighbourhood area. Comments made during the current consultation on the submission version of the Neighbourhood Plan, which will be provided to the examiner for their consideration, should therefore address whether the submitted Neighbourhood Plan meets the Basic Conditions and can also address whether the referendum area should be extended beyond the neighbourhood area.

Cambridge City Council is fully supportive of neighbourhood forums bringing forward neighbourhood plans for their areas, including South Newnham Neighbourhood Forum's decision to prepare a Neighbourhood Plan, and officers have been supporting the Neighbourhood Forum in the plan's preparation. The Council's proposed response to this public consultation on the submission version of the Neighbourhood Plan is set out in Appendix 1.

Cambridge City Council is supportive of the aims of the South Newnham Neighbourhood Plan and our comments are intended to help the plan to be successful at examination as well as delivering policies that are clear in their meaning and are unambiguous in their interpretation. Cambridge City Council recognise the achievement of South Newnham Neighbourhood Forum in reaching this stage of submitting their plan to us for examination.

If the examiner is minded to recommend that the Neighbourhood Plan should proceed to referendum, the Council does not feel that the referendum area needs to be extended beyond the designated Neighbourhood Area as the planning policies included in the plan would not have a substantial, direct or demonstrable impact beyond the Neighbourhood Area.

This page is intentionally left blank

## Cambridge City Council

### Record of Executive Decision

#### Response to Government Consultation: Proposed reforms to the National Planning Policy Framework and other changes to the planning system

**Decision of:** Executive Councillor for Planning, Building Control and Infrastructure

**Reference:** 24/URGENCY/S&R/13

**Date of decision:** 11/09/24

**Date Published on website:** 26/09/24

**Decision Type:** Non-Key

#### **Matter for Decision:**

- a. To agree to submit the response to the open consultation on Proposed reforms to the National Planning Policy Framework and other changes to the planning system as set out in Appendix 1.  
[Appendix 1 Response to NPPF Consultation](#)
- b. To agree delegated authority is given to the Joint Director for Planning and Economic Development to agree any minor amendments to the response in order to finalise the joint response.

#### **Why the Decision had to be made (and any alternative options):**

Background:

The purpose of this decision is to agree a response to the Proposed reforms to the National Planning Policy Framework and other changes to the planning system consultation.

Consultation closes on 24 September 2024 and further information can be viewed on the Ministry of Housing, Communities and Local Government website for the consultation: [Proposed reforms to the National Planning Policy Framework and other changes to the planning system - GOV.UK \(www.gov.uk\)](#)

The consultation seeks views on changes to the National Planning Policy Framework and wider changes to the planning system, with a focus on enabling the delivery of 1.5m homes over the next 5 years. It proposed changes to the standard method of calculating housing requirements, changes to green belt policy including introducing the term 'grey belt' and 'golden rules' that would apply to green belt development, changes to the approach to affordable housing, and renewable energy. It also proposes changes to the

planning application process, seeking views on what should be covered by Nationally Significant Infrastructure Projects, and how planning fees should be set.

Feedback is requested via submission of written responses to the answered questions included within the document. The Councils' response is set out in Appendix 1. Note that the response is proposed to be joint by Cambridge City Council and South Cambridgeshire District Council, but it will be subject to each council's individual decision sign of process.

### **Response to the Consultation:**

The draft response is supportive of a number of the changes proposed in the draft NPPF, although there are a number of cases where the proposed response is supportive of the general principle but concerned about omitted details or unintended consequences. The response has raised concerns about amendments to the presumption of sustainable development not doing enough to secure high quality development, the lack of transitional arrangement associated with changes to the standard method for assessing housing needs and, and the proposed definition of Grey Belt Land and expansion of the PDL definition. In response to wide changes to the planning system, the proposed response supports proposals to increase planning fees to enable cost recovery.

### **Alternative Options:**

An alternative option would be to not respond to the consultation. However, if no response is made by Cambridge City and South Cambridgeshire District Councils, MHCLG would not be made aware of the Councils' views on the proposed changes to national planning policy.

**The Executive Councillor's decision:** That the Executive Councillor for Planning, Building Control and Infrastructure agrees:

- a. to submit the response to the open consultation on Proposed reforms to the National Planning Policy Framework and other changes to the planning system as set out in Appendix 1.  
[Appendix 1 Response to NPPF Consultation](#)
- b. that delegated authority is given to the Joint Director for Planning and Economic Development to agree any minor amendments to the response in order to finalise the joint response.

**Reason for the decision:** To provide feedback on the consultation reflecting issues relevant to Greater Cambridge.

**Scrutiny Consideration:** The Chair and Spokesperson of Planning and Transport Scrutiny Committee were consulted prior to the action being authorised.

**Conflict of interest:** None.

**Comments:** Councillor Porrer (Liberal Democrat Opposition Spokes) made comments which were addressed by the Planning Policy Manager and the draft response reviewed and updated.

This page is intentionally left blank



## Cambridge City Council

### Record of Executive Decision

#### Response to Uttlesford Local Plan (Regulation 19) Submission Draft consultation

Decision of: Councillor Thornburrow, Executive Councillor for Planning, Building Control and Infrastructure

Reference: 24/URGENCY/S&R/14

Date of decision: 01/10/24 Date of Decision Published: 10/10/24

Decision Type: Non-Key

Matter for Decision: Response to Uttlesford Local Plan (Regulation 19) Submission Draft consultation

Why the Decision had to be made (and any alternative options): The Uttlesford Local Plan (Regulation 19) Submission Draft consultation runs between 8 August and 14 October 2024. As a response is required to be submitted within these dates the response is unable to be considered at the next Planning and Transport Scrutiny Committee on 4 November 2024 and must be considered out of cycle. The contents of the Uttlesford Local Plan (Regulation 19) Submission Draft consultation could in principle impact on Greater Cambridge and have implications for the emerging joint Greater Cambridge Local Plan. The proposed response seeks to minimise negative and maximise any positive impacts of Uttlesford's Local Plan on Greater Cambridge. Given the proximity of Uttlesford to South Cambridgeshire, the contents of the Uttlesford Local Plan could in principle impact on the emerging joint Greater Cambridge Local Plan, and a joint response from Greater Cambridge is recommended.

Background: The Submission Draft is the final stage in the preparation of this plan. Uttlesford District Council previously consulted on the Draft Plan (Regulation 18) in November to December 2023, to which joint responses were made by Cambridge City Council and South Cambridgeshire District Council. Responses to this final submission draft will be sent alongside the Local Plan and supporting evidence to be examined by an independent inspector appointed by the Secretary of State.

The Local Plan contains planning policies and allocations for the growth of Uttlesford over the plan period from 2021 to 2041. It contains the council's Spatial Vision and

Strategic Objectives grouped under the 'environmental', 'economic' and 'community/social' headings that run throughout the plan. The Spatial Strategy identifies the appropriate locations for development, the level of housing to plan for, the amount of employment land to meet their needs to maintain and develop the local economy and to provide a range of services, as well as the facilities and infrastructure needed. It also seeks to address the challenges of climate change, support biodiversity Net Gain, achieve sustainable development and protect the environment.

The Spatial Strategy is underpinned by five core policies; addressing climate change; meeting our housing needs; settlement hierarchy; meeting business and employment needs; providing and supporting infrastructure services. The Plan identifies four Area Strategies and also includes a series of district-wide policies.

Content in the Uttlesford Local Plan (Regulation 19) Submission Draft relevant to Greater Cambridge includes:

- Exceeding their objectively assessed development needs – the identified need is for 13,500 homes in the period April 2021 to March 2041 and 14,741 homes have been planned for, to provide for flexibility and contingency and help maintain a five-year land supply (Core Policy 2).
- No strategic housing allocations proposed close to the South Cambridgeshire boundary.
- Growth is directed to the most sustainable settlements which have the existing infrastructure and/or capacity to expand infrastructure and reduce the necessity of car use wherever possible.
- Provision of employment land to meet the employment needs assessment, including office and R&D (19 hectares) and industrial and logistics (38.5 hectares) (Core Policy 4).
- Great Chesterford Research Park, close to the South Cambridgeshire boundary, is allocated for R&D (13.5 hectares) (Core Policies 4 and 6).
- The plan recognises the issue of water stress in the district and wider area and the impact this is having on chalk streams, and proposes measures which seek high standards of water efficiency for new residential and non-residential development (Core Policy 34).
- The plan seeks to address the climate and ecological emergency, including by requiring higher energy standards than Building Regulations Part L requiring that new buildings are designed and built to be Net Zero Carbon in operation, and 20% Biodiversity Net Gain (Core Policies 1 and 40).

## Water

The Councils' response to the Uttlesford (Regulation 18) Draft Plan consultation raised concern over whether the overall demand for water resulting from the growth proposals in the Draft Local Plan has been considered in relation to regional water plans and Affinity Water's latest WRMP24, and that the level of abstraction required to support development proposed in the draft Local Plan is sustainable.

The Councils' Regulation 18 response also suggested Core Policy 34 could be more explicit on how a development must contribute to achieving 'good' status and must not lead to a reduction in groundwater levels or flows in watercourses. The policy does not provide any required levels of water efficiency for new non-household developments, which should be included. The benefits of integrated water management in new development could be drawn out more in the policies. The Policy could seek opportunities for aquifer recharge through appropriate land management.

Uttlesford District Council has published updated evidence for the Regulation 19 Submission Draft Plan (Water Cycle Study and Chalk Stream Evidence) which provides clarification on a number of issues raised in the Councils' Regulation 18 response and amendments have been made to Core Policy 34 Water Supply and Protection of Water Resources to reflect the updated evidence. The evidence base shows water supply has been considered with the Environment Agency and takes account of water company plans; the wording in Core Policy 34 is now firmer, requiring demonstration of measures to minimise consumption; supports developments that achieves at least 90l/p/d for residential and now includes a requirement of non-residential to achieve at least 3 credits in BREEAM Wat01. In addition, Policy 35 seeks to protect and enhance watercourses including valuable chalk streams; with further clarity provided in the supporting text at paragraph 9.136 which details the types of mitigation responses and paragraph 9.137 outlines ways of improving ecological condition of waterways which are encouraged.

The updated evidence base and amendments to policy address the Councils' previous concerns.

## Chesterford Research Park employment allocation

In response to the Regulation 18 consultation the Councils sought clarification on the transport impacts of the employment allocation, noting the Transport Evidence Topic Paper and Infrastructure Delivery Plan made no reference to the impact of additional job provision on travel patterns or infrastructure need.

Further transport evidence has been published alongside the Regulation 19 Submission Plan which shows the Local Plan site allocations, coupled with employment growth within South Cambridgeshire (at Wellcome Genome, Babraham

Research, Granta Park and Cambridge Biomedical Campus), will have an impact on M11 Junction 9a Stump Cross. The evidence reports this is expected to add to queuing and delays on the southbound slip and that it is likely an improvement scheme will need to be delivered with National Highways, Essex County Council and South Cambridgeshire District Council. It also reports that a mitigation scheme to widen the slips could alleviate the Local Plan growth back to the Reference Case (committed growth) scenario, but the approaches to the junction would remain over capacity and that these would not be the responsibility of Uttlesford District Council since it is caused by increasing committed and background traffic flows rather than the Local Plan traffic.

There is no further detail within the Regulation 19 Submission Plan in relation to the transport impacts of Chesterford Research Park allocation. Core Policy 4 Meeting Business and Employment Needs has been amended to support development at the allocated sites where they meet the requirements set out within the Site Development Frameworks, as well as being in accordance with the Area Strategies. The Chesterford Research Park Site Development Framework (in Appendix 2b) incorporates a Framework Plan and a series of issues that should be addressed by any design proposals, under broad headings; Design Principles, Transport, Heritage, Landscape and Green Infrastructure and Biodiversity. In transport terms this seeks to ensure improved accessibility by active modes and public transport, although also listed are; delivering improvements to junctions as identified in the transport evidence, and seeking contributions to transport and highway infrastructure identified in the Infrastructure Delivery Plan. However, there are no references in Plan Policy or Infrastructure Delivery Plan on to the need to improve M11 Junction 9a.

Officers are exploring the transport implications with Cambridgeshire County Council as local highway authority and Cambridgeshire and Peterborough Combined Authority as local transport authority, but at the time of writing had not received a response. As such the proposed response notes that this issue is currently unresolved, and notes that the Councils' response to the issue will be led by the comments of Cambridgeshire County Council and Cambridgeshire and Peterborough Combined Authority, as the local highway and transport authorities for Cambridgeshire.

#### Climate and biodiversity policy approaches

The Councils supported the ambitious climate and biodiversity policy approaches, including a requirement for 20% Biodiversity Net Gain as these align with the Councils' own priorities and ambitions.

## Statement of Common Ground

The Localism Act 2011 sets out the Duty to Co-operate and as part of its duties Uttlesford District Council has prepared a Statement of Common Ground (SoCG), which is a publicly accessible document of whether agreement has been reached between the Councils on cross-boundary strategic issues. The purpose of the SoCG is to document the cross-boundary matters being addressed and progress in co-operating to address them. As the content of the SoCG is a factual representation of the comments the Councils make to the Regulation 19 Submission Draft Local Plan officers have delegated authority to sign-off the content and it does not form part of this decision.

The proposed response, set out in Appendix 2, focuses on matters which could impact on Greater Cambridge and include water stress and the impact this is having on chalk streams, housing and employment growth and allocated sites (in particular Chesterford Research Park employment allocation), addressing the impacts of climate change and nature recovery.

Alternative options:

1. The options are:
  - a. Agree the proposed response to the consultation without amendments
  - b. Agree the proposed response to the consultation with amendments
  - c. Decide not to submit a response to the consultation – this option is not recommended as the plan would progress without awareness of potential impacts on Greater Cambridge

The Executive Councillor's decision:

[Proposed]

- Agree the proposed response to the consultation at Appendix 2
- Delegate authority to the Joint Director for Planning to agree any minor amendments to the response agreed by South Cambridgeshire District Council that are consistent with the response at Appendix 2.
- Note that the content of the Statement of Common Ground will reflect the agreed response.

Reason for the decision: as detailed above.

Report: Appendix 1 - Background Papers and Appendix 2 - The Uttlesford Local Plan (Regulation 19) Submission Draft Consultation proposed joint response from Greater Cambridge.

Scrutiny Consideration: The Chair and Spokesperson of Planning and Transport Scrutiny Committee were consulted prior to the action being authorised.

The Liberal Democratic Services Opposition Spokesperson, Councillor Porrer made the following comments: *I am very pleased to see that Uttlesford have now taken on board our previous comments about water usage and reduction and that this is now reflected in their new submission.*

*I am not sure how efficient BreeamWat01 3 credits is for non-residential (I know that the full credits are five rather than three so I am not sure why these cannot be achieved or whether this is something that is not possible outside domestic use?) but I'll be guided by officers and if you feel that that the lower credits are reasonable for non-domestic use, then I am happy for this to go forward*

The comments were addressed by the Senior Planning Policy Officer.

Conflict of interest: None.

## Appendix 1: Background Papers

Background papers used in the preparation of this report:

Emerging Greater Cambridge Local Plan

- [Greater Cambridge Local Plan - First Proposals | Greater Cambridge Shared Planning \(greatercambridgeplanning.org\)](https://www.greatercambridgeplanning.org/)

Uttlesford Local Plan consultation documents:

- Uttlesford Local Plan (Regulation 19) Submission Draft consultation documents [Local Plan \(Regulation 19\) consultation - Uttlesford District Council](#)
- Uttlesford Local Plan (Regulation 19) Submission Draft evidence documents [Regulation 19 Evidence Base - Uttlesford District Council](#)

### Report Authors:

Claire Spencer – Senior Planning Policy Officer

Telephone: (01954) 713418

Stuart Morris – Team Leader - Planning Policy & Strategy

Telephone: 07514 925 287

## **Appendix 2: Uttlesford Local Plan 2021 – 2041 (Regulation 19) Consultation – proposed consultation response**

This response to Uttlesford District Council's Local Plan (Regulation 19) consultation is made by Greater Cambridge Shared Planning on behalf of Cambridge City Council and South Cambridgeshire District Council.

### **Water Stress**

The Councils are supportive of the recognition in the plan of the issues of water stress in the District and the wider area, and the impact that this is having on chalk streams. The headwaters of the River Cam, the River Granta, flow through Uttlesford District and then into Greater Cambridge, and therefore impacts due to abstraction and from pollution will have a direct impact on water flow and water quality downstream. Water cannot be considered just at a local authority level; water resources management is being considered at a regional level by Water Resources East and Water Resources South East and by the individual water companies in their Water Resources Management Plans (WRMP) (which are considered by the Environment Agency and approved by Defra).

The two Councils have worked together with Uttlesford District Council to ensure that our Local Plans each have strong integrated water management policies, with the aim of protecting and enhancing the rare chalk streams in our areas.

The Councils note the updated evidence supporting the Regulation 19 Local Plan, including Water Cycle Study and Chalk Stream Evidence.

### **Core Policy 34 Water Supply and Protection of Water Resources (SUPPORT)**

The Councils support the inclusion of standards for residential development that achieves at least a water efficiency standard of 90 litres per person per day and for non-residential development to achieve at least three credits under the BREAAAM Wat01 measure. These measures reflect the findings of the water evidence base; Water Cycle Study and Chalk Stream Evidence Base and are necessary to reduce water use from new developments in an area of serious water stress.

### **Core Policy 35 Watercourse Protection and Enhancement (SUPPORT)**

The Councils support the aims of Policy 35 which seeks to protect and enhance watercourses including valuable chalk streams, and note that further clarity is provided in the supporting text at paragraph 9.136 which details the types of



mitigation responses and paragraph 9.137 outlines ways of improving ecological condition of waterways which are encouraged.

### **Transport implications - Chesterford Research Park employment allocation**

The Councils are concerned to ensure that the transport impacts of the allocations for development proposed in the Local Plan, including Chesterford Research Park employment allocation, are appropriately mitigated to ensure no adverse transport impacts on Greater Cambridgeshire.

The Councils note the updated transport evidence supporting the Regulation 19 Local Plan reports that there will be an adverse impact on the M11 junction 9a Stumps Cross such that an improvement scheme to widen the southbound slip roads will need to be delivered to enable the Local Plan growth.

### Policy 4 Meeting Business and Employment Needs & Core Policy 6 North Uttlesford Area Strategy (OBJECT)

The Councils note the policy approach to support development at the allocated employment sites where they accord with the Area Strategies and meet the requirements set out within the Site Development Frameworks. The Chesterford Research Park Site Development Framework (in Appendix 2b) incorporates a Framework Plan and a series of issues that should be addressed by any design proposals. In transport terms this seeks to ensure improved accessibility by active modes and public transport, which is consistent with national policy.

However, in terms of ensuring appropriate mitigation of vehicular trips generated by Chesterford Research Park, at the time of writing the Councils' concerns raised at draft plan stage have yet to be addressed.

The Councils also note the transport evidence reports that there will be an adverse impact on the M11 junction 9a such that an improvement scheme will need to be delivered to enable the Local Plan growth, but it is not clear whether there is an identified mechanism for delivering such a scheme.

The Councils' final response on these matters will be led by views of Cambridgeshire County Council and Cambridgeshire and Peterborough Combined Authority, as the local highway and transport authorities for Cambridgeshire.

### Supporting text to Core Policy 6 (OBJECT)

There is a factual inaccuracy in paragraph 5.21, which refers to "...the Government's proposals for substantial development in the Cambridge area in the longer term..."

Whilst the Government has ambitions for further growth in the Cambridge area at the present time there are no firm proposals.

Policy 40 Biodiversity and Nature Recovery (SUPPORT)

The Councils support the ambitious climate and biodiversity policy approaches in the Local Plan, including the requirement for development proposals to demonstrate a minimum of 20% Biodiversity Net Gain.