



Cambridge Local Plan and South Cambridgeshire Local Plan

Main Modifications Consultation Report

January 2018

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Contents

| | | Page Number |
|-------------------|---|-------------|
| 1 | Introduction | 1 |
| | Purpose | 1 |
| | Background | 2 |
| 2 | How to have your say | 4 |
| | What is this consultation about? | 4 |
| | What can I comment on? | 4 |
| | What can I <u>NOT</u> comment on? | 5 |
| | How to have your say | 5 |
| | Deadline for comments | 6 |
| | What happens next? | 6 |
| | We're here to help | 7 |
| 3 | Proposed Modifications to the Cambridge Local Plan and South Cambridgeshire Local Plan | 8 |
| | Summary of the issues addressed in the Main Modifications | 8 |
| | Main Modifications | 10 |
| | Additional Modifications | 12 |
| 4 | Proposed Main Modifications to the Cambridge Local Plan | 14 |
| 5 | Proposed Additional Modifications to the Cambridge Local Plan | 185 |
| 6 | Proposed Main Modifications to the South Cambridgeshire Local Plan | 211 |
| 7 | Proposed Additional Modifications to the South Cambridgeshire Local Plan | 466 |
| Appendices | | |
| A | Principal Evidence documents | 479 |

1. Introduction

Purpose

- 1.1 Following the completion of examination hearings into the Cambridge Local Plan and South Cambridgeshire Local Plan in July 2017, the plans have reached the next key stage in the process. The Inspectors have now asked that consultation be carried out on the Main Modifications they consider may be necessary in order for the Local Plans to be found 'sound'. The Inspectors' final conclusions will be given in their Reports in due course.
- 1.2 The Main Modifications include the majority of the modifications that the Councils have put forward during the examination process, with a limited number of further or amended changes identified by the Inspectors. The Main Modifications in this consultation do not change the broad strategy for development included in the Local Plans or the main locations for where this development will be delivered. However, there are a number of modifications that refine the Plans, including in relation to a number of sites, and reflect changes in circumstances since the Plans were submitted for examination, and these are summarised in Chapter 3.
- 1.3 The public consultation on the Main Modifications provides the opportunity to comment only on the specific changes contained in the Main Modifications. It does not offer an opportunity to reopen the debate on other matters. The consultation does not concern those parts of the Local Plans where Modifications are not proposed. Comments received that do not relate to a Main Modification will be outside the scope of the consultation and will be not be registered.
- 1.4 This consultation also does not include those Modifications that were the subject of formal consultation in 2015 in response to the Inspectors' preliminary findings. These included, for example, increasing South Cambridgeshire's housing need from 19,000 to 19,500 homes, considering the housing trajectories for the areas together for the purposes of calculating 5-year housing land supply, increasing the size of the housing allocation on land north of Cherry Hinton and providing flexibility in the start dates for the delivery of new settlements at Waterbeach and Bourn Airfield. The Inspectors have already considered comments made to the consultation on the 2015 Modifications during the examination process, and are expected to address those 2015 Modifications, to the extent necessary, in their final report.
- 1.5 The only 2015 Modification included in the current consultation is the proposed extension to the Cambridge Biomedical Campus. This is included because it was described in the 2015 consultation as a 'Provisional Modification' dependent on the outcome of further technical investigations. A decision to put forward the site as a Modification was made by South Cambridgeshire District Council in November 2016, informed by a range of further evidence. This included revisions to the policy and supporting text

responding to the evidence. It is therefore appropriate to include it in this consultation to ensure that there has been a fair opportunity for comments to be made on the proposed Modification, having regard to the evidence supporting it.

- 1.6 The consultation runs from **9am Friday 5 January to 5pm Friday 16 February 2018.**

Background

- 1.7 The Councils submitted the Cambridge Local Plan and South Cambridgeshire Local Plan for examination on 28 March 2014. The separate plans were prepared in parallel, with a high level of joint working throughout the process, and they provide a joint development strategy across the two areas. This reflects the close functional relationship between the two areas and responds to the duty to cooperate.
- 1.8 The examination process is being carried out by independent planning Inspectors appointed by the Secretary of State to determine whether the Local Plans are 'sound' and have complied with the 'legal requirements' set out in the National Planning Policy Framework.¹
- 1.9 A number of joint examination hearings on strategic issues were held between November 2014 and April 2015, including housing and employment needs, the spatial development strategy, Green Belt, transport, infrastructure and housing supply. Following the hearings the Inspectors wrote to the Councils on [20 May 2015](#) in relation to three main issues (Objectively Assessed Need for new housing, Overall Development Strategy, and Conformity with revisions to National Planning Policy since the Local Plans were submitted for examination) and invited the Councils to undertake additional work to address those issues before the examinations could progress further.
- 1.10 The examinations were formally suspended between July 2015 and March 2016 whilst the Councils undertook this additional work and consulted on a number of Proposed Modifications to the two Local Plans, in December 2015. The Councils formally submitted Proposed Modifications to each Local Plan to the Inspectors (March 2016) and the hearings resumed; initially some further joint sessions were held into matters raised in the 2015 Proposed Modifications.
- 1.11 The Inspectors then considered in turn issues relating to the Cambridge Local Plan and then the South Cambridgeshire Local Plan. South Cambridgeshire District Council submitted Further Proposed Modifications to the Inspectors in November 2016, and Cambridge City Council submitted Further Proposed

¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf (see paragraph 128)

Modifications in January 2017, to address matters arising during the resumed hearing sessions.

- 1.12 The final planned hearing took place in July 2017, and the Inspectors have formally closed the hearings.

2. How to have your say

What is this consultation about?

- 2.1 The Councils are consulting on the Main Modifications identified by the Inspectors as those that may be necessary in order that the plans can be found 'sound'. The Main Modifications were prepared through working correspondence with the Inspectors since the close of the hearings, which has been published on the Councils' websites and in the examination library². The Inspectors have advised that they have tried to provide a comprehensive response, but that they cannot rule out the need to revisit issues as they progress with the writing of their reports. The Inspectors' final conclusions will be given in their Reports in due course. If the plans are found sound, with any necessary modifications, they would be able to be adopted by the Councils.
- 2.2 Main Modifications are those that materially affect the policies in the submitted Local Plans. As such they must be consulted upon to enable the changes proposed to be made in the final plans. These are set out in Chapters 4 and 6 of this document.
- 2.3 At the same time, the Councils are taking the opportunity to publish some Additional (minor) Modifications. These minor modifications do not impact on the intent or interpretation of the policies of the plans or go to the heart of whether a plan is 'sound' or not. They consist of changes such as typographical errors and factual updates. They do not formally form part of this consultation but are provided for completeness. See Chapters 5 and 7 of this document.
- 2.4 The modifications identify specific changes to the wording of the Local Plans submitted for examination in March 2014 or to the associated Policies Maps. If you wish to see any of the proposed Modifications in their wider context, please read them alongside the submitted Local Plans, which can be viewed on the Councils' websites (see paragraph 3.5). For the earlier 2015 Modifications, please also see the Councils' websites (see paragraph 3.6).

What can I comment on?

- 2.5 This consultation relates specifically to proposed Main Modifications to the Local Plans identified by the planning Inspectors as those that may be necessary to ensure the plans can be found 'sound', that have not previously been formally consulted upon.
- 2.6 Comments can be made setting out why you support or object to the changes proposed by the Main Modifications. For ease of reference, the Main Modifications are shown in **bold** text. It is only the wording in the bold text that

² See list of Principal Evidence Documents in Appendix A

can be commented on. This approach is consistent with guidance from the Planning Inspectorate (Examining Local Plans Procedural Practice, December 2013, paragraph 8.17³).

- 2.7 The Main Modifications have been subject to Sustainability Appraisal. Comments can also be made to the Sustainability Appraisal of Main Modifications, which accompanies the consultation.
- 2.8 The Councils have also published some Additional (minor) Modifications. These do not form part of the consultation but please let the Councils know if you identify any errors or further factual updates that should be made.

What can I NOT comment on?

- 2.9 The current consultation is not intended as a process to repeat the consultations already undertaken on the Proposed Submission Local Plans in Summer 2013 and the Proposed Modifications Joint Consultation in December 2015. As a result, this consultation does not include modifications that have previously been formally consulted upon, unless a modification consulted on in 2015 has been further modified subsequently. This applies in only a limited number of cases. In these circumstances, comments are only invited on the further amendments in **bold** text rather than the modification as a whole. The Inspectors are not inviting further comments on issues addressed in the earlier consultation through this current consultation.
- 2.10 For absolute clarity - this is not a consultation on the Local Plans as a whole. It is only in respect of the changes proposed by the Main Modifications identified by the Inspectors. The Inspectors have advised the Councils to take a rigorous approach to accepting only those comments that relate to the advertised modifications. Any comments made that go beyond commenting on the Main Modifications or the accompanying Sustainability Appraisal that are the subject of this consultation will not be registered.

How to have your say

- 2.11 Once you have looked through this consultation document, please send us your comments:
- **Using the Councils' online consultation system** – This is the Councils' preferred means of receiving comments as it is the fastest and most accurate method, helping us to manage your comments quickly and efficiently. Instructions on how to use the online system are provided on the Councils' websites and officers in the planning policy teams are available to help if you have any queries.

³ Paragraph 8.17 says: "If the Plan has been changed, it may have to undergo another consultation period so that interested persons have the opportunity to make representations about the changes".

- To comment on the modifications to the Cambridge Local Plan, please use the online consultation system: <http://cambridge.jdi-consult.net/localplan/>
- To comment on the modifications to the South Cambridgeshire Local Plan, please use the online consultation system: <http://scambbs.jdi-consult.net/localplan/>.
- **Using the response form provided by the Councils** – Electronic and paper copies of the response forms are available:
 - If you have access to the internet you can download the electronic form from the Councils' websites, fill it in, and email it to the Councils.
 - If you do not have access to a computer, a paper response form can be completed and sent to either Council. Copies of the paper response forms are available at the Councils' customer service centres or directly from the planning policy teams.

Please note that you will need to fill in a separate response form for each Main Modification you make comments to.

Deadline for comments

- 2.12 Please note that the deadline for submitting responses to the Councils is **5pm on Friday 16 February 2018**. Unfortunately responses received after this deadline cannot be accepted. If you have any queries as to how to submit comments, or about the consultation as a whole, please contact one of the planning policy teams using the contact details at paragraph 2.17 below.

What happens next?

- 2.13 Once this consultation has concluded the Councils will register all relevant comments received and publish them on their websites; only comments that relate to the Main Modifications within this consultation document and the accompanying Sustainability Appraisal of Main Modifications will be accepted and registered.
- 2.14 The comments (in full) relating to the Main Modifications and Sustainability Appraisal of Main Modifications will be submitted to the Inspectors undertaking the examination.
- 2.15 The Inspectors will consider all the comments received on the Main Modifications and Sustainability Appraisal of Main Modifications and decide whether any further hearings are required or any issues need to be revisited. At the end of the examination process they will present their final conclusions in their Reports into the examination of each Local Plan. If the Reports

conclude that the Local Plans are 'sound' with a final list of Modifications, the Councils can move forward to adopt the Local Plans, subject to making the Modifications identified by the Inspectors.

- 2.16 The Inspectors will not consider comments to the Additional (minor) Modifications as these do not materially affect the policies in the Local Plans. Any comments received to the Additional Modifications will, however, be considered by the Councils.

We're here to help

- 2.17 Your views are important to the Councils and the Inspectors, but we recognise that the planning system is not always easy to understand and navigate. We want to make sure that everyone has the opportunity to have their say, regardless of their previous experience with planning matters. Officers from both authorities' planning policy teams are here to help guide you through the process, and you can contact us using one of the following methods:

Planning policy team, Cambridge City Council:

- You can phone the Planning Policy Team on 01223 457200;
- You can email us at policysurveys@cambridge.gov.uk

Planning policy team, South Cambridgeshire District Council:

- You can phone the Planning Policy Team on 01954 713183;
- You can email us at ldf@scambs.gov.uk

- 2.18 Alternatively, if you have a query specifically relating to the examination process, please contact the Programme Officer for both Local Plans, Gloria Alexander:
- You can phone 07803 202578
 - You can email programme.officer@cambridge.gov.uk or programme.officer@scambs.gov.uk
- 2.19 Please remember that the deadline for submitting responses to the Councils is **5pm on Friday 16 February 2018**.

3. Proposed Main Modifications to the Cambridge Local Plan and South Cambridgeshire Local Plan

Summary of the issues addressed in the Main Modifications

- 3.1 The Main Modifications included in this consultation document are summarised below. Some Modifications are common to both Local Plans whilst others are specific to each individual plan. This is a high level summary only. Please refer to the Main Modifications schedules for a full list.

Joint Issues:

Strategy:

- New policies committing to an early review of the Local Plans starting in 2019, which reflects the Councils' commitment under the City Deal to start a new joint Local Plan in 2019;
- A new appendix to be included in each Local Plan setting out the methodology for calculating 5-year housing land supply identified as appropriate for this area. This uses the 'Liverpool Method' (which spreads any early shortfall over the remainder of the plan period) as had been assumed by the Councils when the plans were prepared, but changes from a 5% to a 20% buffer. The appendix also includes worked calculations of 5-year housing land supply for the current and next 5-year periods (2017-22 and 2018-23) and rolling calculations for the remainder of the plan period, for the Councils separately and jointly. The appendix includes a summary graph showing the housing trajectories for the Councils separately and jointly, and summary housing trajectory table that indicates the main sources of supply. These were informed by updated housing land supply information published in November 2017⁴ and subsequently included in each Councils' Annual Monitoring Report.

Housing:

- Amended policies on affordable housing, including raising the threshold where affordable housing is sought to sites of more than 10 dwellings or 1000sqm responding to changes in national policy;
- Changes to policies regarding housing mix and residential space standards, responding to changes in national policy;
- Revisions of policies regarding provision for Gypsy and Travellers and Travelling Showpeople to reflect the updated Accommodation Assessment and in response to changes in national policy, which has not resulted in any new sites being identified in the Local Plans;

⁴ Cambridge and South Cambridgeshire Local Plan Proposed Modifications 2017 Joint Housing Land Supply Update (RD/AD/500)

Community Facilities:

- Added references to the Councils' Playing Pitch Strategy and Indoor Facilities Strategy, so that they are taken into account in planning decisions;

Monitoring:

- Changes to monitoring indicators to make them more effective.

South Cambridgeshire specific:

Strategy:

- Changes to incorporate the employment area west of London Road, Pampisford within Sawston village framework for planning purposes, so that Rural Centre policies apply to this area;
- Changes to support the preparation of Neighbourhood Plans.

Strategic Sites:

- Amendments to the policies for the delivery of the new settlements at Waterbeach and Bourn Airfield, including site boundary changes;

Natural and Historic Environment:

- Revisions to policies controlling the type, and mitigating the impacts of, development in the Green Belt;
- Review of Local Green Space designations, with the removal of some sites, and replacement of some sites with Protected Village Amenity Areas (affecting a number of villages);

Economy:

- Allocation of additional employment land at Cambridge Biomedical Campus (previously consulted on in 2015 as a provisional modification) with policy amendments;

Successful Communities:

- Deletion of a number of open space allocations (at Over, Swavesey, and Great Shelford);

Cambridge Specific:

Areas of Major Change:

- Amendments to policies concerning Areas of Major Change and Opportunity Areas, including:
- Additional wording added to Grafton Area of Major Change to clarify amount of retail floorspace that could be provided and to reflect the need for development that is sensitive to the character and setting of the historic core;
- Amendments to the policy for land South of Coldham's Lane to clarify the need for ecological enhancements;

- Amendments to the West Cambridge policy in light of a Statement of Common Ground with the University of Cambridge and progress related to the submission of an outline planning application for the site;
- Amendments to the NIAB site policy to reflect progress since the granting of planning permission for the site;
- Amendment to the Mitchams Corner opportunity area boundary;
- Additional text included to the Mill Road Opportunity Area to highlight the potential for public realm improvements;
- Amendment to housing site allocation GB2 Land South of Worts' Causeway to include Newbury Farm;

Site Allocations:

- Changes to housing allocations U1 – Old Press/Mill Lane and R17 – Mount Pleasant House to student accommodation;

Environmental Health policies:

- Changes to provide further guidance on how noise will be considered;

Student accommodation:

- Amendments to strengthen wording regarding use of family dwelling houses to accommodate students of specialist colleges and/or language schools, and Policy 46: Development of student housing as a result of further evidence;

Visitor accommodation:

- Update to the Hotels policy to reflect current market conditions;

Design policies:

- Amendments to policies on tall buildings and design.

Main Modifications

- 3.2 There are separate schedules for the Main Modifications proposed to each Local Plan – see:
- Chapter 4 for the Main Modifications to the Cambridge Local Plan; and
 - Chapter 6 for the Main Modifications to the South Cambridgeshire Local Plan.
- 3.3 The Main Modifications are set out in plan order for each Local Plan. Where it has not been possible to show information (such as tables, diagrams and maps) within the schedule these are provided following each Council's respective schedule of modifications.

3.4 The schedules of Main Modifications include the following information:

| | | | | | |
|------------------------------|--|------------------------------|---|----------|----------|
| Modification Ref: | Proposed Main Modification number for reference. The reference number is composed as follows: <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Cambridge Local Plan:</td> <td style="text-align: center;">South Cambridgeshire Local Plan:</td> </tr> <tr> <td style="text-align: center;">CC-MM001</td> <td style="text-align: center;">SC-MM001</td> </tr> </table> | Cambridge Local Plan: | South Cambridgeshire Local Plan: | CC-MM001 | SC-MM001 |
| Cambridge Local Plan: | South Cambridgeshire Local Plan: | | | | |
| CC-MM001 | SC-MM001 | | | | |
| Local Plan Page | The page number from the Cambridge Local Plan 2014: Proposed Submission or the Submission South Cambridgeshire Local Plan 2014 where the original policy / paragraph text can be viewed. | | | | |
| Policy / paragraph | The section of the Cambridge Local Plan 2014: Proposed Submission or the Submission South Cambridgeshire Local Plan 2014 (or their respective Policies Map) to which the Main Modification relates. | | | | |
| Proposed modification | A brief description of the change proposed together with the original text of the Local Plan shown as it is proposed to be modified. The following format has been used to denote the modifications subject to consultation:* <ul style="list-style-type: none"> • <u>Underlined text</u> = new text suggested • Strikethrough text = text proposed for removal <p>Note: changes to tables, figures and the Policies Maps are described here and amended versions are provided at the end of the schedule.</p> | | | | |

** **Important note:** in a small number of cases, Modifications include text that was subject to consultation previously through the Proposed Modifications Joint Consultation Report in December 2015 (RD/MC/010). Only the new Modifications are subject to consultation; these are shown in **bold text**. The previously modified text has also been included for information and to provide context for the Main Modifications currently being consulted upon, but is not open for comment; this text is shown in the same format, but not in bold.*

3.5 The Main Modifications listed in these schedules need to be read alongside the Proposed Submission Local Plans, which can be viewed on the Councils' websites:

- **Cambridge Local Plan:**
The Cambridge Local Plan 2014 – Proposed Submission is available to view from this webpage as an [interactive document](#) or as a [complete document in pdf format](#). (note: it is examination reference document RD/Sub/C/010).

The Cambridge Proposed Submission Policies Map is available to view from this webpage in [pdf format](#). (note: it is examination reference document RD/Sub/C/020).

- **South Cambridgeshire Local Plan:**

The Proposed Submission South Cambridgeshire Local Plan July 2013 (Submitted in March 2014) is available to view from this webpage as an [interactive document](#), as a [complete document in pdf format](#), or as individual chapters by using the links listed under 'Submission Documents'. (note: it is examination reference document RD/Sub/SC/010)

The Proposed Submission South Cambridgeshire Policies Map July 2013 (Submitted in March 2014) is available to view from this webpage as an [interactive map](#) or as [individual inset maps](#). (note: it is examination reference document RD/Sub/SC/020)

3.6 The Modifications that were subject to consultation previously through the Proposed Modifications Joint Consultation in 2015 can also be viewed on the Councils' websites:

- **Cambridge:** www.cambridge.gov.uk/proposed-modifications-consultation
This allows you to view the documents that were subject to public consultation (using the links listed under 'Consultation Documents') and the documents that were submitted to the Inspectors (using the links listed under 'Submitted Documents').
- **South Cambridgeshire:** www.scambs.gov.uk/localplanmods-dec2015
This allows you to view the documents that were subject to public consultation (using the links listed under 'Consultation Documents') and the documents that were submitted to the Inspectors (using the links listed under 'Documents submitted to Inspectors').

Additional (Minor) Modifications

- 3.7 The Councils have published some Additional (minor) Modifications, but please note that they will not be a matter for the examination. The Inspectors are not concerned with proposed minor modifications as these are not material in nature or necessary to ensure the plans are 'sound'. They include minor changes such as typographical errors and factual updates.
- 3.8 The Additional (minor) Modifications are set out in separate schedules for each Local Plan - see Chapter 5 for the Additional Modifications relating to the Cambridge Local Plan and Chapter 7 for the Additional Modifications to the South Cambridgeshire Local Plan.
- 3.9 The minor modifications are also set out in plan order for each Local Plan. Where it has not been possible to show information (such as tables, diagrams

and maps) within the schedule, these are provided following each Council's respective schedule of minor modifications.

3.10 Please note that the Additional (minor) Modifications do not form part of this formal consultation. However if you identify any errors or further factual updates that should be made to the submitted Local Plans, please inform the relevant Council by emailing the addresses provided.

3.11 The format of the Additional Modifications is as follows:

| | |
|---|---|
| Additional Modification Ref: | Proposed Additional (minor) Modification number for reference. The reference number is composed as follows: Cambridge Local Plan: CC-AM001 South Cambridgeshire Local Plan: SC-AM001 |
| Local Plan Page | The page number from the Cambridge Local Plan 2014: Proposed Submission or the Submission South Cambridgeshire Local Plan 2014 where the original policy / paragraph text can be viewed. |
| Policy / paragraph | The section of the Cambridge Local Plan 2014: Proposed Submission or the Submission South Cambridgeshire Local Plan 2014 (or their respective Policies Map) to which the Additional (minor) Modification relates. |
| Proposed Additional (minor) Modification | A brief description of the change proposed together with the original text of the Local Plan shown as it is proposed to be modified. The following format has been used to denote minor modifications: <ul style="list-style-type: none"> • <u>Underlined text</u> = new text suggested • Strikethrough text = text proposed for removal |