

## 2 The current adopted Local Plans and relationship with other plans and programmes

### The Existing Spatial Strategy

- 2.1 Cambridge City Council and South Cambridgeshire District Council are already pursuing a significant growth strategy, set out in their last round of plan making. A significant proportion of development is to be centred on the edges of Cambridge, as is shown within **Figure 2.1** below, complemented by a new settlement at Northstowe, to the north west of the city, a major extension to Cambourne to the west, and new settlements planned at Bourn Airfield, also to the west, and north of Waterbeach to the north, both of which are in the early stages of planning.

### Cambridge Local Plan<sup>4</sup>

- 2.2 The spatial strategy for Cambridge sets out the City's approach to planning for a compact city through focusing new development in accessible locations, reusing previously developed land and completing the delivery of planned new urban neighbourhoods, and small Green Belt releases where exceptional circumstances exist. Sufficient land for housing, jobs and education/research, and supporting land uses to meet objectively assessed needs, is allocated at locations and in amounts compatible with a compact city strategy. Emphasis is placed on the need to provide strategic transport infrastructure with a focus on sustainable modes. Continued protection is given to the Cambridge Green Belt, the River Cam corridor and the setting of the historic city. A network of centres is defined to meet appropriate retail and services, and to secure the diversity, vitality and viability of the city centre and district and local centres.
- 2.3 The need for new housing in Cambridge is high and the Local Plan sets out how the objectively assessed need for 14,000 additional homes between 2011 and 2031 can be achieved. This is through development of sites within the urban area of Cambridge, sites on the edge of Cambridge including large-scale housing developments which are underway on sites at Trumpington Meadows, Clay Farm, Glebe Farm, the National Institute of Agricultural Botany (NIAB), and the University of Cambridge's North West Cambridge site and through two small Green Belt releases. The Councils agreed in a Memorandum of Understanding that the housing trajectories for both areas be considered together for the purposes of housing delivery, including calculations of 5 year housing land supply, and this is reflected in both the Cambridge Local Plan and the South Cambridgeshire Local Plan<sup>5</sup>.

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<sup>4</sup> Cambridge City Council (2018) Cambridge Local Plan [online] Available at: <https://www.cambridge.gov.uk/media/6890/local-plan-2018.pdf>

<sup>5</sup> South Cambridgeshire District Council (2018) South Cambridgeshire Local Plan [online] Available at: [https://www.scambs.gov.uk/media/12740/south-cambridgeshire-adopted-local-plan-270918\\_sml.pdf](https://www.scambs.gov.uk/media/12740/south-cambridgeshire-adopted-local-plan-270918_sml.pdf)

2.4 South Cambridgeshire aims to bring together the economy, social and natural environments to ensure a sustainable future for the District over the period to 2031 and beyond. There will be considerable change, not least with significant developments already planned at the new town of Northstowe and on the Cambridge fringes as well as in surrounding areas such as at Alconbury Enterprise Zone, and further major new developments to meet additional needs to 2031. As part of a sequential policy of encouraging a more sustainable pattern of living, only limited development to meet local needs will take place within villages in the District, with most of that limited development focussed into the larger, more sustainable villages. The emphasis will be on providing quality homes for all, including affordable housing to meet local needs, located where it has good access to services and facilities by sustainable modes of transport, to ensure the creation of sustainable and balanced communities. The major development sites include:

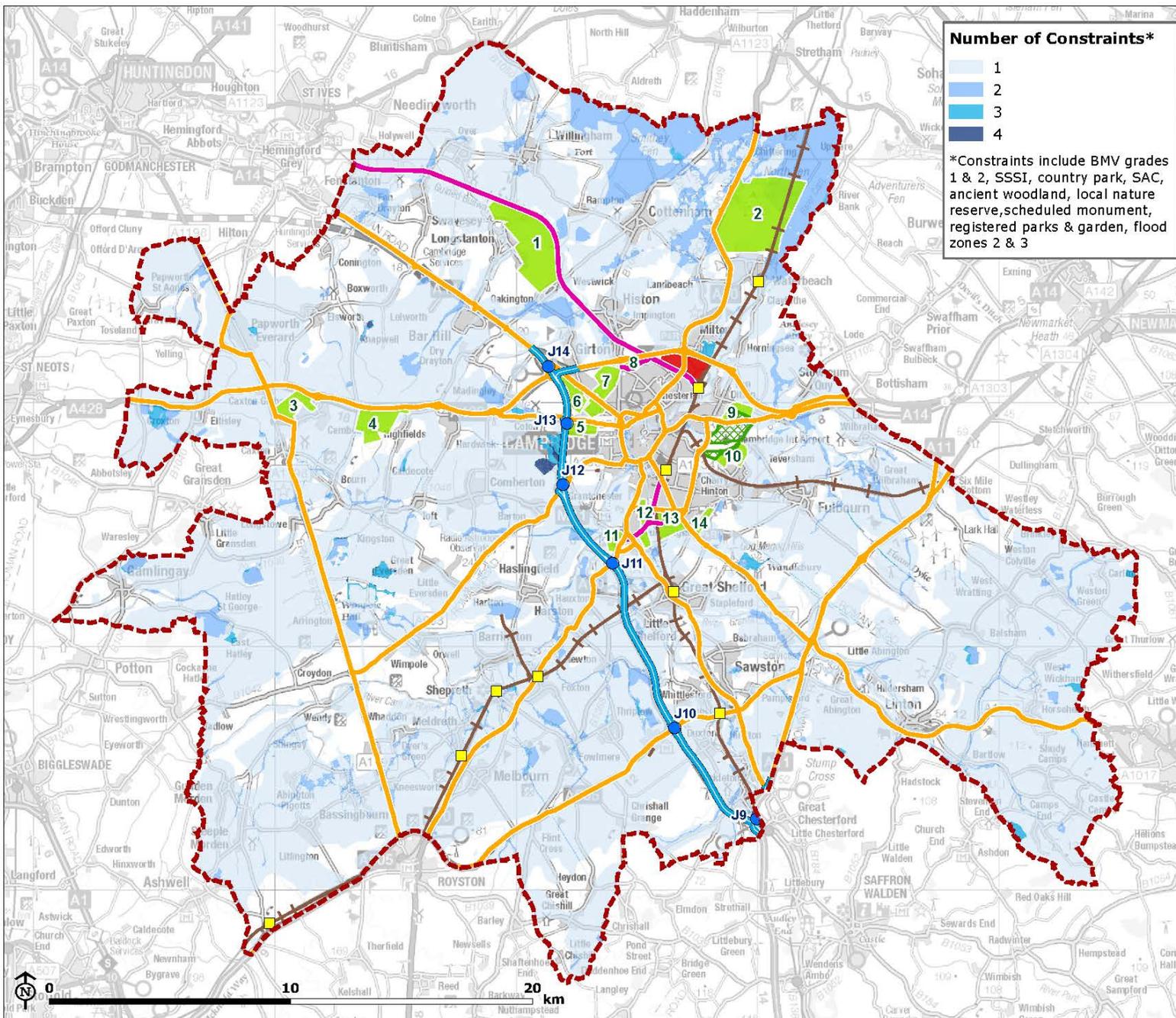
2.5 Edge of Cambridge:

- Trumpington Meadows – 600 homes, with planning permission as part of a wider development of 1,200 which includes land in Cambridge City Council's area.
- North West Cambridge – 1,155 homes in South Cambridgeshire with planning permission as part of a wider development of 3,000 homes which includes land in Cambridge City Council's area, to meet the needs of Cambridge University.
- North East Cambridge – this area (taking in Cambridge Science Park and the area east of Milton Road) has been identified as an area that can accommodate growth in order to meet the region's development needs. However the nature, balance and quantity of development will be decided through the emerging North East Cambridge Area Action Plan (AAP).
- Land between Huntingdon Road and Histon Road – named Darwin Green, originally allocated for 1,100 homes but the capacity assumption has been revised to 900 dwellings in the light of pre-application discussions to allow a more appropriate density of development. Policy SS/2 identifies a larger site boundary than in the Site Specific Policies DPD, bringing capacity to approximately 1,000 dwellings.
- Land north of Newmarket Road – Outline Planning permission granted in 2016 for development of approximately 1,300 homes.
- Land north of Cherry Hinton – The Cambridge East AAP identified that it may be possible for this area to come forward ahead of relocation of the airport. Policy SS/3 identifies 420 homes in South Cambridgeshire as part of a wider development of 1,200 homes which includes land in Cambridge City Council's area.

2.6 New settlements:

- Northstowe – a new town of 10,000 homes, the first phase of which was granted planning permission in 2014 for 1,500 homes and a development framework plan for the whole new settlement agreed at the same time. Phase 2, 3,500 homes, was granted outline planning permission in 2017.
- A new town north of Waterbeach for approximately 8,000 to 9,000 homes (note that the total quantum of development proposed in planning applications would exceed this).
- A new village based on Bourn Airfield for approximately 3,500 homes.

- A major expansion of Cambourne for a fourth linked village of 1,200 homes, all of which by 2031. It should be noted that planning permission has been granted for a larger site at Cambourne West comprising 2,350 homes.



**Number of Constraints\***

- 1
- 2
- 3
- 4

\*Constraints include BMV grades 1 & 2, SSSI, country park, SAC, ancient woodland, local nature reserve, scheduled monument, registered parks & garden, flood zones 2 & 3

**Greater Cambridge SA**

**Figure 2.1: Spatial Strategy for Greater Cambridge**

- Greater Cambridge
- Railway Station
- Railway Line
- Motorway Junction
- M11 Motorway
- A Road
- Guided Busway
- Safeguarded Land
- Major Development Site Allocated in the Adopted Local Plans**
- North East Cambridge
- Cambridge & South Cambridge Local Plans

1. Northstowe
2. New Town north of Waterbeach
3. Cambourne West
4. Bourn Airfield New Village
5. West Cambridge
6. North West Cambridge
7. Darwin Green
8. Orchard Park
9. Cambridge East – North of Newmarket Road
10. Cambridge East – North of Cherry Hinton
11. Trumpington Meadows
12. Clay Farm
13. Cambridge Biomedical Campus
14. Land at Worts Causeway

Map Scale @ A4: 1:225,000



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CB:CB EB:Nicholson\_M LUC FIG2\_1\_10824\_Spatial\_strategy\_r0\_A4L 27/09/2019

Source: OS, North East Cambridge Area Action Plan, South Cambridgeshire Adopted Local Plan

## Relationship with other Plans and Programmes

- 2.7 Schedule 2(1) of the SEA Regulations requires the SA to report upon the contents and main objectives of the plan or programme, and of “its relationship with other relevant plans and programmes”.

## Key International Plans, Policies and Programmes

- 2.8 At the international level, Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the ‘SEA Directive’) and Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the ‘Habitats Directive’) are particularly significant as they require Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) to be undertaken in relation to the emerging Local Plan. These processes should be undertaken iteratively and integrated into the production of the Local Plan in order to ensure that any potential negative environmental effects (including on international nature conservation designations) are identified and can be mitigated.
- 2.9 There are a wide range of other international agreements and EU Directives, which have been transposed into UK law and national policy, which are summarised in the relevant subject area chapters.

## National Planning Policy Framework

- 2.10 The most significant national policy context for the Local Plan is the National Planning Policy Framework (NPPF) which was originally published in 2012 and revised in 2018, then again in 2019<sup>6</sup>. The Local Plan must be consistent with the requirements of the NPPF, which states:
- “Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.”
- 2.11 The NPPF sets out information about the purposes of local plan-making, stating that plans should:
- “Be prepared with the objective of contributing to the achievement of sustainable development;
  - Be prepared positively, in a way that is aspirational but deliverable;
  - Be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
  - Contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;

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<sup>6</sup> Ministry of Housing, Communities and Local Government (2019) National Planning Policy Framework [online] Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/779764/NPPF\\_Feb\\_2019\\_web.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf)

- Be accessible through the use of digital tools to assist public involvement and policy presentation; and
  - Serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area”.
- 2.12 The NPPF requires local planning authorities to set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:
- “Housing (including affordable housing), employment, retail, leisure and other commercial development;
  - Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
  - Community facilities (such as health, education and cultural infrastructure); and.
  - Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”
- 2.13 The NPPF also promotes well-designed places and development, and plans should “at the most appropriate level, set out a clear design vision and expectations.”
- 2.14 Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development, including qualitative aspects such as design of places, landscapes, and development.
- 2.15 The NPPF also states that:
- “Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).”

### Neighbourhood Plans

- 2.16 The Localism Act (2011) sought to move decision-making away from central government and towards local communities. Part of this included the introduction of Neighbourhood Planning.
- 2.17 Neighbourhood Plans must be consistent with the requirements of the NPPF and be in ‘general conformity’ with the Local Plan for the area. Once adopted, Neighbourhood Plans form part of the statutory development plan for the district or borough within which they are located. The NPPF sets out information about the purposes of Neighbourhood Plan-making, stating that:
- “Neighbourhood planning gives communities the power to develop a shared vision for their area.”
- 2.18 The NPPF also states that Neighbourhood Plans “can shape, direct and help to deliver sustainable development”, but they should not promote less development

than set out in the strategic policies in a Local Plan covering the neighbourhood area or undermine those strategic policies. Within this context, Neighbourhood Plans typically include policies to deliver:

- Site allocations for small and medium-sized housing.
- The provision of infrastructure and community facilities at a local level.
- Establishing design principles.
- Conservation and enhancement of the natural and historic environment.

2.19 Within Cambridge City, no neighbourhood plans have yet been submitted or adopted. Within South Cambridgeshire, one neighbourhood plan has been formally adopted – the Greater Abington Former Land Settlement Association Estate Neighbourhood Plan, which was ‘made’ (formally adopted) in February 2019. Seventeen other Neighbourhood Areas have been designated by the Council and plans are at various stages of preparation.<sup>7</sup>

#### Local Plans in adjoining local authorities

2.20 Development in Greater Cambridge will not be delivered in isolation from those areas around it. The effect of delivering new development and supporting infrastructure will often be transmitted across administrative boundaries. As such it will be important to consider the cumulative effect of delivering new development with consideration for growth being proposed in neighbouring authority areas.

2.21 Greater Cambridge is bordered by the following local authority areas, for which the following Local Plan documents are currently adopted or are in preparation:

- To the south, Uttlesford District Council adopted the Uttlesford Local Plan in 2005. Following a Review, the new Uttlesford Local Plan (which will guide development up to 2033) was submitted for examination in January 2019.<sup>8</sup> The Inspector’s report is expected in autumn 2019. The new document plans for the provision of over 14,000 new homes across the district by 2033. The emerging plan also sets out guidance for three new Garden Communities at Easton Park, West of Braintree and North Uttlesford. The latter of the three lies on the southern border of South Cambridgeshire and will provide for 5,000 homes.
- To the east, St Edmundsbury Borough Council adopted the St Edmundsbury Local Plan in December 2010, to guide development up to 2031.<sup>9</sup> The Core Strategy requires the provision of a minimum of 10,000 homes between 2011 and 2021, with the towns of Bury St Edmunds and Haverhill to be the focus of development (the latter lies on the eastern edge of South Cambridgeshire District). In April 2019 the Borough Council joined with Forest Heath District Council to develop the emerging West Suffolk Local Plan, which is in the early stages of preparation and adoption is currently planned for 2023.

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<sup>7</sup> <https://www.scams.gov.uk/planning/local-plan-and-neighbourhood-planning/neighbourhood-planning/neighbourhood-plans/>

<sup>8</sup> [https://www.uttlesford.gov.uk/media/8248/Uttlesford-Regulation-19-Pre-submission-Local-Plan/pdf/Reg\\_19\\_local\\_plan\\_21.06.18\\_low\\_res\\_for\\_web.pdf](https://www.uttlesford.gov.uk/media/8248/Uttlesford-Regulation-19-Pre-submission-Local-Plan/pdf/Reg_19_local_plan_21.06.18_low_res_for_web.pdf)

<sup>9</sup> [https://www.westsuffolk.gov.uk/planning/Planning\\_Policies/local\\_plans/upload/Core-Strategy-December-2010.pdf](https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/upload/Core-Strategy-December-2010.pdf)

- To the north east, East Cambridgeshire District Council adopted the East Cambridgeshire Local Plan in April 2015.<sup>10</sup> The Local Plan was undergoing review when in February 2019 the Council formally withdrew the emerging plan. As such the 2015 Plan remains in place, which sets out plans for the provision of 11,500 new homes, with the majority focused on the market towns of Ely, Soham and Littleport.
- To the north west, Huntingdonshire District Council adopted its existing Local Plan in May 2019, which covers the period up to 2036,<sup>11</sup> replacing the previous Core Strategy adopted in 2009. The plan sets out provision of 20,100 new homes in the District, and directs development to two strategic expansion locations in Alconbury (4,225 homes) and St Neots East (3,265 homes), with the latter lying close to the western boundary of South Cambridgeshire.
- To the south west, the emerging Central Bedfordshire Local Plan<sup>12</sup> was submitted for Examination in April 2018 and hearings concluded in July 2019. Once adopted the plan is set to guide development until 2035 and originally planned for 20-30,000 new homes, however this provision was scaled back during consultation to up to 20,000 homes. The plan will replace the existing South Bedfordshire Local Development Framework (adopted in 2004) and the North Bedfordshire Local Development Framework (adopted in 2009).
- To the south, the existing North Hertfordshire Local Development Plan was adopted in 1996. The emerging Local Plan set to replace it was submitted for Examination in June 2017 and hearings concluded in March 2018. Once adopted, the new plan<sup>13</sup> will cover the period 2011-2031 and sets out provision for at least 14,000 new homes, the majority of which will be provided in the Stevenage area.
- To the south east, the emerging Braintree Local Plan<sup>14</sup> was submitted to the Planning Inspectorate on 9<sup>th</sup> October 2017 along with minor modifications made post consultation. Once adopted the plan is set to guide development until 2033. The Local Plan consists of two parts: Section 1, which is shared with other North Essex authorities and is currently undergoing Examination, and Section 2, which is specific to Braintree.

### Oxford-Cambridge Arc

2.22 In March 2016, the National Infrastructure Commission was asked by the Government to consider how to maximise the potential of the Cambridge – Milton Keynes – Oxford corridor as a single, knowledge-intensive cluster that competes on

<sup>10</sup> [https://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover\\_0.pdf](https://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover_0.pdf)

<sup>11</sup> <https://www.huntingdonshire.gov.uk/media/3872/190516-final-adopted-local-plan-to-2036.pdf>

<sup>12</sup> [https://www.centralbedfordshire.gov.uk/migrated\\_images/pre-submission-local-plan-compressed-v2\\_tcm3-27081.pdf](https://www.centralbedfordshire.gov.uk/migrated_images/pre-submission-local-plan-compressed-v2_tcm3-27081.pdf)

<sup>13</sup> <https://www.north-herts.gov.uk/sites/northherts-cms/files/LP1%20Proposed%20Submission%20Local%20Plan.pdf>

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[https://www.braintree.gov.uk/info/200230/local\\_development\\_framework\\_and\\_planning\\_policy/701/new\\_local\\_plan](https://www.braintree.gov.uk/info/200230/local_development_framework_and_planning_policy/701/new_local_plan)

a global stage, protecting the area's high quality environment, and securing the homes and jobs that the area needs. The Oxford-Cambridge Arc forms a broad arc around the north and west of London's Green Belt, encompassing Northampton, Daventry and Wellingborough to the north, and Luton and Aylesbury to the south.

- 2.23 The Commission identified opportunities to create well-designed, well-connected new communities and deliver one million new homes and jobs in the area by 2050, while respecting the natural environment and without making changes to existing Green Belt protections. Central to achieving this vision are completion of the new East-West Rail line connecting Oxford and Cambridge by 2030 and accelerating the development and construction of the Oxford-Cambridge Expressway<sup>15</sup>.
- 2.24 The Government has recently published a paper setting out their ambitions for the Arc (the geographical area located between Oxford and Cambridge) together with a joint declaration agreed by local authorities and local enterprise partnerships across the area. The Government wishes to maximise the economic potential of the Arc. To achieve this it will require a substantial increase in the delivery of new homes and substantial investment in new infrastructure and technology. The Government has given a clear commitment that this will not be at the expense of the environment.
- 2.25 The joint declaration sets out four thematic areas:
- **Productivity** – supporting businesses to maximise the Arc's economic prosperity, including through the skills needed to enable communities to benefit from the jobs created.
  - **Place-making** – creating places valued by local communities, including the delivery of sufficient, affordable and high-quality homes, to increase affordability and support growth in the Arc, as well as wider services including health and education.
  - **Connectivity** – delivering the infrastructure communities need, including transport and digital connectivity, as well as utilities.
  - **Environment** – ensuring ambitions for growth are met and leaving the environment in a better state for future generations.
- 2.26 The Government will be preparing, with local stakeholders, a spatial vision or strategy for the Arc as a whole<sup>16</sup>.

### Cambridgeshire and Peterborough Minerals and Waste Local Plan

- 2.27 The 2011 Minerals and Waste Plan notes the significant growth planned for the Cambridgeshire and Peterborough region will require the raw materials to support this growth, and to manage the waste created by new development. The Vision outlines that, to deliver the growth agenda, there will be an increased use of recycled and secondary aggregates in preference to 'land won' materials. However, where this is not practicable, a steady supply of minerals will be maintained in the

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<sup>15</sup>National Infrastructure Commission (Nov 2017) Partnering for Prosperity: a new deal for the Cambridge – Milton Keynes – Oxford Arc

<sup>16</sup>Ministry of Housing, Communities and Local Government (2019) The Oxford-Cambridge Arc [Online] Available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/799993/OxCam\\_Arc\\_Ambition.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/799993/OxCam_Arc_Ambition.pdf)

form of sand and gravel and brick clay (bricks). In particular major infrastructure projects, such as improvements to the A14, will be facilitated through the supply of minerals. Within the Greater Cambridge area, the dominant minerals are sand and gravel and chalk, with brick clay more dominant around Peterborough.

- 2.28 The Plan describes how a 'realistic approach' will be taken to minerals in order to deliver greater certainty to the industry and to local communities, and that economic mineral resource will be safeguarded by designating Mineral Safeguarding Areas (MSAs) to avoid needless sterilisation.
- 2.29 Finally the Vision notes that as mineral extraction progresses across the area, particularly in respect of sand and gravel, there may be restoration of workings, providing for biodiversity, amenity and recreational uses.<sup>17</sup>
- 2.30 Currently, Cambridgeshire County Council and Peterborough City Council are in the process of reviewing their joint Minerals and Waste Development Plan. The consultation on the Further Draft Cambridgeshire and Peterborough Minerals and Waste Plan ran from 15 March to 9 May 2019. Once adopted it will replace the current Minerals and Waste Local Plan.

### Cambridgeshire and Peterborough Strategic Spatial Framework

- 2.31 The Cambridgeshire and Peterborough Authorities have agreed to create a non-statutory spatial framework to support delivery of more than 90,000 new jobs and over 100,000 new homes by 2036, and to establish the area's future growth needs and ambitions beyond that to 2050. The document aims to set out how the Combined Authority will support the implementation of development strategies in Local Plans to 2036, define the Combined Authority's ambitions and indicate opportunities for the development of the spatial framework and signal how Cambridgeshire and Peterborough authorities are working collaboratively and strategically to achieve growth.
- 2.32 The Plan aims to address the strategic spatial issues through five ambitions: becoming the UK's capital of innovation and productivity; healthy, thriving and prosperous communities; access to a good job within easy reach of home; a workforce for the modern world founded on investment in skills and education; and environmentally sustainable.<sup>18</sup>

### Cambridgeshire Local Transport Plan

- 2.33 In May 2017 a Mayor was directly elected and the Cambridgeshire and Peterborough Combined Authority was formed as part of a devolution deal agreed with central Government. This authority has strategic transport powers and the Mayor sets out the overall regional transport strategy. Currently, while the full plan is

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<sup>17</sup> Cambridgeshire County Council and Peterborough City Council (2011) Cambridgeshire and Peterborough Minerals and Waste Development Plan: Core Strategy [Online] Available at: [https://ccc-live.storage.googleapis.com/upload/www.cambridgeshire.gov.uk/business/planning-and-development/Core\\_Strategy\\_Adopted\\_19July\\_2011.pdf?inline=true](https://ccc-live.storage.googleapis.com/upload/www.cambridgeshire.gov.uk/business/planning-and-development/Core_Strategy_Adopted_19July_2011.pdf?inline=true)

<sup>18</sup> Cambridgeshire and Peterborough Combined Authority (undated) Cambridgeshire and Peterborough Strategic Spatial Framework (Non Statutory) Towards a Sustainable Growth Strategy to 2050 [online] Available at: <https://www.cambridgeshirepeterborough-ca.gov.uk/assets/Combined-Authority/Item-2.1-Appendix-1-280318.pdf>

emerging, an interim document, formed from an amalgamation of the two County Council Local Transport Plans, outlines strategic priorities.<sup>19</sup>

- 2.34 The interim Plan recognises the significance of transport in the growing economy. It summarises the Cambridgeshire Local Transport Plan (LTP3), which deals with major challenges including: a dispersed rural population and accessibility challenges; providing sustainable, viable and attractive alternatives to the private car; addressing the causes of road accidents; reducing the length of commutes; and minimising the environmental impact of transport. The user hierarchy for both plans prioritise pedestrians, cyclists and public transport users.
- 2.35 The emerging joint Local Transport Plan will seek to address historic deficits in transport investment, challenge traditional approaches and move toward a fully integrated, multi-modal transport system to support more active travel choices.

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<sup>19</sup> Cambridgeshire & Peterborough Combined Authority (2017) Interim Local Transport Plan [Online] Available at: <https://www.cambridgeshirepeterborough-ca.gov.uk/assets/Transport/Interim-Transport-Plan-170628.pdf>