Section 3: Proposed Site Allocations 3.1-3.5

Reference to Infrastructure Delivery Plan

To deliver the aims of draft Policy S/JH and key sites identified within draft Policy S/DS, Section 3 sets out the site allocations proposed to contribute to the delivery of new homes within the plan period. Alongside the delivery of a significant number of new homes as allocated under Sections 3.1 to 3.5, CE ICB highlight the need to ensure this is effectively supported by the necessary healthcare infrastructure.

We would highlight that the ICB and wider health partners have engaged positively with the Councils and Shared Planning Service in relation to the Infrastructure Delivery Plan (IDP) at multiple stages, providing inputs assessing the impact of planned growth on healthcare infrastructure and the mitigation measures likely to be required to support the scale and location of growth set out in the Local Plan. CE ICB note, with the exception of the sites identified below, the site allocation requirements do not consistently reflect the need for proposals to be aligned with the IDP, nor do these make clear reference to relevant policies which set out the requirement for alignment with the IDP.

To ensure there is clarity at an early stage for applicants, and to ensure consistency, we would recommend that each of the draft site allocations make clear reference to the IDP either in policy or in supporting paragraphs or linked to relevant policies within the Local Plan.

Identified Provision of Healthcare Facilities

The draft Site Allocation policies identified below reference the supporting 2026 IDP regarding the delivery of the required supporting infrastructure, including the requirement for healthcare facilities. Whilst we support clear reference to the IDP, we note some of the draft Site Allocation policies go further and specify the form of healthcare mitigation required to be delivered alongside the site allocation (e.g. Health Hub).

As Strategic Health Commissioners, the ICB are continuing to engage with the Council in refining the local healthcare infrastructure requirements as part of the IDP, and these are subject to change as NHS delivery models and guidance emerge and change over time. This is particularly important noting some of the larger strategic sites are not expected to commence until the mid-2030s. It is therefore essential that the ICB and wider NHS partners have the flexibility to decide the most appropriate form of healthcare infrastructure mitigation at the point the sites come forward. To ensure the Plan is positively prepared and effective and supports the delivery of the most suitable form of healthcare infrastructure, we would request some minor amendments to policy requirements in line with the below table. This will support a co-ordinated approach to delivering the required healthcare infrastructure in line with ICB strategic direction.

- Suggested minor amendments in *red* below

Policy Ref.	Proposed Modification
Policy S/CE: Cambridge East	Supporting Paragraph 3.2.9 "In addition to the above, the Greater Cambridge Infrastructure Delivery Plan (IDP) (2026) has identified that the site will require: two new primary schools with integrated nurseries; two new secondary schools; new ~~healthcare facility~~ *healthcare infrastructure provision (as confirmed through engagement with local and regional health stakeholders),* approximately 1,250 square metres community space, and 440 square metres library space to be delivered as a key library; a fire operational drop off point; and a sports hall (4 badminton court sizes), to support the delivery of the site during the plan period and beyond. The exact quantum and phasing of infrastructure will need to be kept under review as the development comes forward, including phases beyond the plan period. This should be informed by on-going engagement with statutory bodies and undertakers.
Policy S/ED: Eddington	Draft Policy S/ED – Part 3(e) "3. Eddington is allocated for mixed-use development that will provide: […] e. *Addittional ~~Hh~~*healthcare ~~facilities~~ *infrastructure provision (as confirmed through engagement with local and regional health stakeholders)* to meet the needs generated by the development;
Policy S/CBN: Cambourne North	Draft Policy S/CBN – Part 12(c)(i) "12. The site is allocated for mixed-use development comprising: […] c. Community services and facilities and infrastructure provision including: i. ~~Health hub based on~~ *New healthcare infrastructure provision as confirmed through* engagement with local and regional health stakeholders
Policy S/CB: Cambourne	Supporting Paragraph 3.3.33 "The Greater Cambridge Infrastructure Delivery Plan (IDP) (2026) has identified that the site, in combination with Cambourne North, will require the delivery of or financial contributions towards: Upgrade to increase capacity at Uttons Drove WRC, two new primary schools with integrated nurseries; one 8FE secondary school, ~~a on-site healthcare facility~~ *additional healthcare infrastructure provision (as confirmed through engagement with local and regional health stakeholders)*, approximately 983 square metres community space, 342 square metres library space to be delivered as a hub library; provision of 206 square metres of swimming pools, a sports hall (four badminton court sizes), and a range of outdoor sports pitches to support the delivery of the site during the plan period and beyond. The exact quantum and phasing of infrastructure will need to be kept under review as the development comes forward, including phases beyond the plan period. This should be informed by on-going engagement with statutory bodies and undertakers.
Policy S/GF: Land adjacent to A11 and	Draft Policy S/GF – Part 11(h)

A1307 at Grange Farm	"11. Development proposals must make a positive and meaningful contribution to the creation of a fully functional, self-contained new settlement. To achieve this, the site is allocated for mixed use development comprising: […] h. *New ~~Hh~~*ealthcare ~~facilities~~ infrastructure provision (as confirmed through engagement with local and regional health stakeholders) to meet the needs of the development;