



**GREATER CAMBRIDGE**  
SHARED PLANNING

# LOCAL DEVELOPMENT SCHEME

**GREATER CAMBRIDGE**  
**SHARED PLANNING**

**OCTOBER 2018**

**CAMBRIDGE CITY**  
**COUNCIL**

Po Box 700, Cambridge, CB1 0JH

**SOUTH CAMBRIDGESHIRE**  
**DISTRICT COUNCIL**

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

This LDS was approved by:

Cambridge City Council

Out of Cycle Decision by the Executive Councillor for Planning Policy and Transport (in consultation with Chair and Spokes) – 24 October 2018

Following debate by the Planning and Transport Scrutiny Committee – 2 October 2018

South Cambridgeshire District Council

Cabinet – 3 October 2018

And is now in effect across the Greater Cambridge area.

## Introduction

1. The Planning and Compulsory Purchase Act 2004 (as amended) requires that Local Planning Authorities must prepare and maintain a Local Development Scheme (LDS). This LDS provides information on the documents that the Councils intend to produce to form their planning policy framework and sets out the timetable for their production.
2. The LDS is designed to help the local community and all our partners interested in development and the use of land and buildings in Greater Cambridge to understand what plans the Councils have and intend to produce.
3. Cambridge City Council and South Cambridgeshire District Council (“the Councils”) have committed to work together to prepare a new Local Plan for Greater Cambridge. They have also committed to prepare jointly an Area Action Plan for Cambridge Northern Fringe. This LDS is therefore prepared and agreed jointly by both Local Planning Authorities.

## What are the current adopted Development Plan Documents?

4. The Councils have prepared a number of Development Plan Documents (DPDs) jointly or in parallel in recent years. The Development Plan for both authorities currently consists of the documents set out in the table below:

<b>Cambridge City Council</b>	<b>South Cambridgeshire District Council</b>
Cambridge Local Plan (October 2018)	South Cambridgeshire Local Plan (September 2018)
	The Northstowe Area Action Plan (2007) (excluding Policy NS/3 (1g))
	Cambridge Southern Fringe Area Action Plan (2008)
<b>Jointly prepared Area Action Plans</b>	
Cambridge East Area Action Plan (February 2008) (excluding Policies CE/3 and CE/35)	
North West Cambridge Area Action Plan (October 2009)	
<b>Documents prepared by Cambridgeshire County Council which apply to the Greater Cambridge area</b>	
Cambridgeshire and Peterborough Minerals and Waste Core Strategy & Proposals Map C (July 2011)	
Site Specific Proposals Plan, Proposals Map A: Minerals Transport Zones and Proposals Map B: Waste (February 2012)	

5. Decisions on planning applications are to be taken in line with the policies of the above development plan documents unless there are significant matters (‘material considerations’) that indicate otherwise.

## **What new Development Plan Documents are to be prepared?**

### ***Greater Cambridge Local Plan***

6. The Councils have previously committed to start work on a joint Local Plan in 2019 as part of the City Deal agreement with Government established in 2013. The Councils' new Local Plans both include a policy which makes a commitment to an early review of those Plans. The policies are for a new Local Plan to be prepared jointly by Cambridge and South Cambridgeshire Councils for their combined districts (Greater Cambridge) and include a timetable for this review, to commence before the end of 2019 and with submission to the Secretary of State for examination anticipated by the end of summer 2022. A timetable for all key stages in the preparation of the joint Greater Cambridge Local Plan is included below.
7. The National Planning Policy Framework (NPPF) was published in July 2018 and continues to include a strong expectation that Local Authorities will prepare plans which positively seek opportunities to meet the development needs of their area, and that are sufficiently flexible to adapt to rapid change. Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for a number of key land uses. These are housing (including affordable housing), employment, retail, leisure and other commercial development, infrastructure for transport and other key utilities, community facilities, and the conservation and enhancement of the natural, built and historic environment.

### ***Cambridge Northern Fringe Area Action Plan***

8. The new Local Plans both include a policy allocating an area of land on the northern fringe of Cambridge to enable the creation of a revitalised, employment focussed area centred on the new transport interchange created by Cambridge North Station. The policies say that "the amount of development, site capacity, viability, timescales and phasing of development will be established through the preparation of an Area Action Plan (AAP) for the site. The AAP will be developed jointly between South Cambridgeshire District Council and Cambridge City Council, and will involve close collaborative working with Cambridgeshire County Council, Anglian Water and other stakeholders in the area. The final boundaries of land that the joint AAP will consider will be determined by the AAP".
9. Since the start of the Local Plan examinations, the Combined Authority submitted a Housing Infrastructure Fund (HIF) bid for funding, working with Cambridge City Council, Anglian Water and other partners for the relocation of the Cambridge Water Recycling Centre, to enable comprehensive redevelopment of the site. In March 2018, the Government announced that the bid had been shortlisted and work is currently in progress to further develop the bid. A decision is expected early in the new year. A successful HIF bid would facilitate relocation of the Water Treatment Works and a significant regeneration opportunity to redevelop this major brownfield site and would be a key part of demonstrating delivery of the Local Plan allocations.
10. A timetable for the AAP has been prepared, with a programme that reflects the timetable and subsequent planning process that would result from the HIF bid. Note that there would be a hiatus between the Councils agreeing the Proposed Submission AAP for consultation and actually undertaking the consultation. It would only be appropriate for consultation to proceed following a successful granting of

permission for relocation of the Water Recycling Centre, which would be necessary to demonstrate deliverability of the AAP proposals.

11. The preparation of a new Local Development Scheme requires the area to be covered by the AAP to be confirmed. The Local Development Schemes of each Council have included an intention to prepare an Area Action Plan for Cambridge Northern Fringe East since 2014. The earlier Issues and Options consultation for the AAP in 2014 consulted on extending the boundary to include Cambridge Science Park. A decision was made to pause work on the AAP following that consultation and no decision was made on the appropriate boundary. New evidence now available in the Ely to Cambridge A10 Transport Study identifies significant capacity issues in the network in the vicinity of Cambridge Northern Fringe East such that it will be necessary to consider such that a comprehensive approach to managing the future of the Cambridge Science Park together with the CNF area identified in the Local Plans is required to ensure best use is made of land in this area having regard to the constraints of the current transport network. It is therefore proposed that the Area Action Plan will be prepared which includes both the CNF area and the Cambridge Science Park (see Annex 1). This approach will form part of the proposed Issues and Options consultation and the Councils will reach a decision as to the extent of the AAP area in light of that consultation process.
12. In order to make clear that the Area Action Plan comprises a wider area than the Cambridge Northern Fringe East policies in the Local Plans, and to simplify the title, it is proposed to update the name of the Area Action Plan to Cambridge Northern Fringe.

## Development Plan Documents to be produced

Document title	Subject matter and geographical area	Chain of Conformity	Consultation	Publication of Proposed Submission DPD and public consultation	Submission and Examination of DPD	Adoption and publication of DPD	Policies it will Replace*
Greater Cambridge Local Plan	Includes the Vision, Objectives and Spatial Development Strategy and policies for Greater Cambridge  Prepared for the whole of the administrative areas covered by Cambridge City Council and South Cambridgeshire District Council.	Conformity with the NPPF	Issues and Options (Reg 18) <b>Autumn 2019</b>  Draft Plan Consultation (Reg 18) <b>Autumn 2020</b>	Proposed Submission Consultation (Reg 19) <b>Autumn 2021</b>	Submission to Secretary of State for independent Examination (Reg 22) <b>Summer 2022</b>	<b>Subject to progress of independent Examination</b>  Adoption <b>Summer 2023</b>	Policies contained within the Cambridge Local Plan (2018) and the South Cambridgeshire Local Plan (2018)

Document title	Subject matter and geographical area	Chain of Conformity	Consultation	Publication of Proposed Submission DPD and public consultation	Submission and Examination of DPD	Adoption and publication of DPD	Policies it will replace*
Cambridge Northern Fringe Area Action Plan	Vision and planning framework to ensure the coordination of development in the Cambridge Northern Fringe East development site and the Cambridge Science Park (see map at Appendix 1)	<p>Conformity with the NPPF</p> <p>Compatibility with the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Site Specific Proposals Plan (February 2012)</p> <p>Development Plan Documents</p>	<p>Issues and Options 2 (Reg 18) <b>Spring 2019</b></p> <p>Draft Area Action Plan (Reg 18) <b>Spring 2020</b></p>	<p>Proposed Submission Consultation (Reg 19) <b>Spring 2021</b></p>	<p>Submission to Secretary of State for independent Examination (Reg 22) <b>Summer 2021</b></p>	<p><b>Subject to progress of independent Examination</b></p> <p>Adoption <b>Summer 2022</b></p>	<p>Policy 15 of the Cambridge Local Plan (2018)</p> <p>Policy SS/4 of the South Cambridgeshire Local Plan (2018)</p>

## **Neighbourhood Planning**

13. Local communities have the power to influence the future of the places they live and work by preparing neighbourhood plans. Neighbourhood plans are led and prepared by the community, not the Council, although the Council has a statutory role to provide advice and support to those producing a plan. When a neighbourhood plan is passed by an independent examiner and a local referendum, the Council must adopt it as part of its development plan framework and take it into account when it makes decisions on planning applications in the area, alongside other adopted development plan documents.
14. As neighbourhood plans are not prepared by the Council and their timetables are dependent on the progress made by the community, it is not appropriate to include them in the list of documents in this LDS.
15. The following neighbourhood forums and areas have been approved as at end of August 2018.

### **Cambridge**

16. Within Cambridge City there is one designated neighbourhood area and its associated neighbourhood forum:
  - South Newnham – approved in March 2017.
17. There is a neighbourhood planning page on the Cambridge City website - <https://www.cambridge.gov.uk/neighbourhood-planning>

### **South Cambridgeshire**

18. There are eighteen designated neighbourhood areas in South Cambridgeshire as at the end of August 2018. In chronological order these are:
  - Linton and Hildersham (designated jointly) – these two parishes have joined together to form a single neighbourhood area that was approved in May 2014
  - Histon and Impington (part of the parish excluded) – this covers the area of the two parishes to the north of the A14 and was approved in September 2014
  - Gamlingay – this covers the parish and was approved in February 2015
  - Waterbeach – this covers the parish and was approved in August 2015
  - Cottenham - this covers the parish and was approved in November 2015
  - Foxton - this covers the parish and was approved in November 2015.
  - West Wickham - this covers the parish and was approved in November 2015
  - Melbourn – this covers the parish and was approved in May 2016
  - Whittlesford – this covers the parish and was approved in August 2016
  - Great Abington Former Land Settlement Association Estate – this covers the former Land Settlement Association estate, which only forms part of the parish of Great Abington and was approved in September 2016
  - Stapleford and Great Shelford – this two parishes have joined together to form a single neighbourhood area that was approved in November 2016
  - Swavesey – this covers the parish and was approved in November 2016
  - Thriplow – this covers the parish and was approved in August 2017
  - Bassingbourn-cum-Kneesworth – this covers the parish and was approved in December 2017
  - Pampisford – this covers the parish and was approved in March 2018
  - Sawston – this covers the parish and was approved in June 2018



- Babraham – this covers the parish and was approved in June 2018
  - Fulbourn – this covers the parish and was approved in August 2018.
19. There were no Neighbourhood Plans ‘made’ within South Cambridgeshire as of end of August 2018.
20. The Great Abington Former Land Settlement Association Neighbourhood Plan was being considered at independent examination as of August 2018.
21. For further information on Neighbourhood Planning, including the current status of the neighbourhood forums and plans being prepared, there are Neighbourhood Planning pages on the South Cambridgeshire District Council’s website which provide more information about the progress of each neighbourhood plan - [www.scambs.gov.uk/neighbourhood-plans](http://www.scambs.gov.uk/neighbourhood-plans).

### **Supporting evidence and other planning documents**

22. Whilst not forming part of the Local Plan, the councils have produced other supporting documents to aid in the preparation or implementation of Local Plan policies:
- A detailed evidence base
  - Statement of Community Involvement
  - Sustainability Appraisal & Strategic Environmental Assessment
  - Local Plan Policies Map
  - Supplementary Planning Documents and Guidance
  - Annual Monitoring Reports

### ***Evidence Base***

23. In order to carry out the preparation of the new joint Greater Cambridge Local Plan, the councils will develop and maintain a sound evidence base. Necessary research and studies will be conducted and will be supplemented by research undertaken by others as appropriate. Providing a sound and comprehensive evidence base is fundamental to developing sound planning documents. The key evidence base documents will be made available to view and download from the relevant Local Plan webpage as plan preparation progresses.

### ***Statement of Community Involvement (SCI)***

24. A significant concern of planning is to improve community and stakeholder engagement from the outset, ensuring people’s views can be taken into account. This commitment is reinforced by the requirement for all LPAs to produce a Statement of Community Involvement (SCI).
25. The existing SCI for the City was adopted in 2013 and for South Cambridge was adopted in 2010, with a short addendum inserted in both SCIs in summer 2018 to make clear the support offer in place for communities preparing a Neighbourhood Plan. They detail how the community and stakeholders will be involved in the preparation, alteration and review of all local plan documents as well as the consideration of minor and major planning applications.

26. The SCI is not a DPD, and the requirement for SCIs to be subject to public examination has been removed. However, to ensure the SCI remains relevant and has regard to new methods of engagement, the councils will produce a new joint SCI and will keep this under review, updating it as necessary.

### ***Sustainability Appraisal (SA)***

27. Sustainability Appraisal (SA) is required for all DPDs. It is an integral component of all stages of plan-making. The purpose of the SA is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans. The SA embraces economic, environmental and social objectives, including equalities and health impacts, the therefore has a wider scope than Strategic Environment Assessment (SEA) which is a requirement of an EU Directive and is primarily concerned with environmental impacts.
28. Work on producing a DPD cannot proceed without corresponding work on the SA. Therefore, each DPD will be accompanied by a supporting SA. Both the draft document and the SA will be made available for consultation at the same time and comments invited on both. The findings of the SA, will inform the DPD and will be a material consideration in determining soundness of the document at the examination in public.

### ***Local Plans Policies Map***

29. The Policies Map identifies sites allocations and areas of planning constraint, such as Green Belt and other local and national designations. The policies map is updated as new DPDs are prepared or revised so as to provide a clear visual illustration of the application of policies across the area.

### ***Supplementary Planning Documents***

30. Supplementary Planning Documents (SPDs) provide further information and guidance on the implementation of Local Plan policies and can be given substantial weight in planning decisions. A list of adopted SPDs, as well as those the councils are intending to review or prepare, are set out on the councils' websites.

### ***Authority Monitoring Reports (AMR)***

31. The AMR is a 'state of the environment' report published at least annually. It assesses the effectiveness of the Local Plan policies in managing development and achieving the outcomes and strategic objectives of the planning framework. It also monitors the implementation of the LDS, highlighting whether revisions to the scheme are necessary.
32. AMRs are particularly useful in identifying development trends, patterns of land use, as well as reporting on transport, housing and population/socio-economic trends in order to provide a 'baseline' context for reviewing and amending existing policies.
33. The latest versions of the AMRs are available to view on the Councils' websites.

### ***Community Infrastructure Levy***

34. The Community Infrastructure Levy (CIL) is a tax on new development, which helps fund a wide range of strategic infrastructure, such as public transport, parks and community facilities, needed to support growth. Both councils had previously sought to introduce a CIL and had submitted draft charging schedules for examination in 2014. The intention was for these to be examined following the conclusion of the examinations into the Local Plans. The councils each agreed to withdraw their CIL draft charging schedules in 2017 reflecting a number of changes in circumstances and to jointly reassess the position. In spring 2018, the government held a consultation on the future of developer contributions which, amongst other things, proposed changes to how CIL rates are calculated and proposed the removal pooling restrictions for section 106 receipts where a CIL is in place. The intention is to await further announcements - anticipated to be in the Autumn Budget 2018 - on when and how these beneficial measures are to be taken forward before consideration of commencing work on a joint Greater Cambridge CIL.

### ***Monitoring and Review***

35. The councils will monitor the progress of the work set out in this LDS and will publish the results as part of the annual AMR.

36. The LDS will be updated or reviewed where the need to do so is identified

**Appendix 1:  
 Geographic extent of Cambridge Northern Fringe Area Action Plan**

