

Errata to South Cambridgeshire Local Plan (2018)

Amendment at January 2019

(Amendment superseded by Amendments at June 2019 – see Policy SS/7: Bourn Airfield New Village – subsection 6)

~~Policy SS/7: Bourn Airfield New Village – subsection 1 (Page 72)~~

Context:

~~The text cross-refers to a Supplementary Planning Document being prepared as addressed in subsection 15. There is no subsection 15 in Policy SS/7. The text should refer to subsection 14.~~

Correct Local Plan Text:

~~1. Land south of the A428 based on Bourn Airfield is allocated for the development of a new village of approximately 3,500 dwellings. A Supplementary Planning Document (SPD) will be prepared for the new village as addressed at subsection 14 of this policy. The final number of dwellings will be determined through a design-led approach and spatial framework diagram included in the SPD. It will be classified as a Rural Centre once built.~~

Amendments at October 2019

Policy SS/7: Bourn Airfield New Village – subsection 6 (Page 72)

Context:

In error, the printed version of the Local Plan (and the version on our website) does not include subsection 6 of the plan as adopted by Council on the 27th September 2018. See Mod SC98 in Appendix 1 part 2, and the policy wording in Appendix 4 part 2 of the Council report.

Reinstating subsection 6 of the Local Plan policy SS/7 as adopted will necessitate the renumbering of existing subsections 6 to 14. (This change supersedes the January 2019 Amendment)

Correct Local Plan Text:

'The Phasing and Delivery of a Mix of Land Uses:

6. The new village will provide a range of uses appropriate to a new village including:
 - a. Residential development of a mix of dwelling sizes and types, including affordable housing, to achieve a balanced and inclusive community;
 - b. Employment development, of a quantum type and mix to meet the needs of the new village to be established through an Economic Development Strategy prepared in partnership with the local authority and key stakeholders;
 - c. Shops, services, leisure and other town centre uses¹ of an appropriate scale for a Rural Centre, whilst avoiding significant impacts on vitality and viability of surrounding centres, and not competing with Cambridge as the sub regional centre or Cambourne village centre;

- d. Smaller local centres to meet the needs of residential areas to ensure accessible local services;
- e. Community services and facilities, including health, primary school and secondary school education;
- f. Open space, sports and leisure facilities;
- g. Appropriate provision for and design of waste / recycling management facilities.

Footnote:

1 Main town centre uses defined in the NPPF: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)'.

Policy SS/7: Bourn Airfield New Village – subsection 7b (Page 73)

Context:

In error, the printed version of the Local Plan (and the version on our website) does not include all of the text of subsection 7b) of policy SS/7 of the plan as adopted by Council on the 27th September 2018. See Mod SC99 in Appendix 1 part 2, and the policy wording in Appendix 4 part 2 of the Council report. The Local Plan was adopted by Council on 27th September 2018 including the Main Modifications included in the Council report at Appendix 1 part 2. Mod number SC99 included modified changes to the wording of this section of the policy for Bourn Airfield (correctly subsection 7b) but referred to as sub section 6b) in the print and on-line versions of the Local Plan).

Correct Local Plan Text:

(Reinstated text in bold)

'Measures to Address Landscape, Townscape and Historic Setting of the New Village, and Deliver a

High Quality New Development:

7. The new village will:

- a. Establish and follow design principles to deliver a high quality development responding to local character, but also with its own identity;
- b. Provide strategic landscaping within and beyond the Major Development Site to deliver a high quality landscaped setting around the boundary of the settlement to avoid it appearing as part of a ribbon of urban development south of the A428, to maintain the rural nature of the Broadway and ensure separation from Cambourne, and to ensure countryside separation from Caldecote / Highfields and Bourn. The strategic landscaping along the eastern boundary of the Strategic Site south of the existing employment area will include a substantial and continuous woodland belt **along the full length of the boundary to provide a suitable buffer to Caldecote / Highfields**, including land within the Major Development Site;
- c. Protect and enhance the setting of listed buildings near to the site;
- d. Incorporate necessary mitigation to sensitive boundaries, with regard to noise, including the A428, using landscaped earth bunds.

Correct Local Plan Policy SS/7: Bourn Airfield New Village text

Policy SS/7: Bourn Airfield New Village

1. Land south of the A428 based on Bourn Airfield is allocated for the development of a new village of approximately 3,500 dwellings. A Supplementary Planning Document (SPD) will be prepared for the new village as addressed at subsection 15 of this policy. The final number of dwellings will be determined through a design-led approach and spatial framework diagram included in the SPD. It will be classified as a Rural Centre once built.
2. The new village will be developed to high standards of design and layout. A key consideration will be the relationship with other settlements in the A428 corridor, and maintaining rural character and separation of individual villages.
3. It will deliver an example of excellence in sustainable development and healthier living, which will make a significant contribution to the long term development needs of the Cambridge area.
4. The Major Development Site, which will accommodate the built development of the new village, is shown on the Policies Map. The area to be planned through the SPD is also shown on the Policies Map. This includes additional land to ensure that the development potential of the former airfield site is maximised and to ensure that the new village includes green infrastructure including formal and informal open space, strategic, landscaping and green separation, particularly from Caldecote / Highfields to help it fit into its rural setting.

The Site:

5. The built area of the settlement will be contained within the Major Development Site, and the location of major land uses and the design of the edges of the new village will have particular regard to ensuring an appropriate relationship with Cambourne and Highfields Caldecote.

The Phasing and Delivery of a Mix of Land Uses:

6. The new village will provide a range of uses appropriate to a new village including:
 - a. Residential development of a mix of dwelling sizes and types, including affordable housing, to achieve a balanced and inclusive community;
 - b. Employment development, of a quantum type and mix to meet the needs of the new village to be established through an Economic Development Strategy prepared in partnership with the local authority and key stakeholders;

- c. Shops, services, leisure and other town centre uses¹ of an appropriate scale for a Rural Centre, whilst avoiding significant impacts on vitality and viability of surrounding centres, and not competing with Cambridge as the sub regional centre or Cambourne village centre;
- d. Smaller local centres to meet the needs of residential areas to ensure accessible local services;
- e. Community services and facilities, including health, primary school and secondary school education;
- f. Open space, sports and leisure facilities;
- g. Appropriate provision for and design of waste / recycling management facilities.

Measures to Address Landscape, Townscape and Historic Setting of the New Village, and Deliver a High Quality New Development:

7. The new village will:

- a. Establish and follow design principles to deliver a high quality development responding to local character, but also with its own identity;
- b. Provide strategic landscaping within and beyond the Major Development Site to deliver a high quality landscaped setting around the boundary of the settlement to avoid it appearing as part of a ribbon of urban development south of the A428, to maintain the rural nature of the Broadway and ensure separation from Cambourne, and to ensure countryside separation from Caldecote / Highfields and Bourn. The strategic landscaping along the eastern boundary of the Strategic Site south of the existing employment area will include a substantial and continuous woodland belt along the full length of the boundary to provide a suitable buffer to Caldecote / Highfields, including land within the Major Development Site;
- c. Protect and enhance the setting of listed buildings near to the site;
- d. Incorporate necessary mitigation to sensitive boundaries, with regard to noise, including the A428, using landscaped earth bunds.

Delivery of a Significant Network of Green Infrastructure:

8. The new village will:

- a. Provide a high degree of connectivity to existing corridors and networks, including through an enhanced network of footpaths and bridleways;
- b. Include areas accessible to the public as well as areas with more restricted access with the aim of enhancing biodiversity;

¹ Main town centre uses defined in the NPPF: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

- c. Retain existing woods, hedges, and water features which would contribute to the character and amenity of the village or separation from surrounding communities, managed to enhance their ecological value;
- d. Consider the multifunctional value of spaces, e.g. amenity, landscape, biodiversity, recreation and drainage;
- e. Take account of a full programme of ecological survey and monitoring, to guide a biodiversity management plan to provide appropriate mitigation and enhancement.

Creation of a comprehensive movement network:

9. The new village will be founded on a comprehensive movement network for the whole village, that connects key locations including the village centre and schools to encourage the use of sustainable modes of travel and includes:
 - a. Significant Improvements in Public Transport, including:
 - i. Provision of a segregated bus link from Cambourne to Bourn Airfield new village across the Broadway, and on through the development to the junction of the St Neots Road with Highfields Road;
 - ii. Any measures necessary to ensure that a bus journey between Caldecote / Highfields and the junction of the A428 and the A1303 is direct and unaffected by any congestion suffered by general traffic;
 - iii. Provision of high quality bus priority measures or busway on or parallel to the A1303 between its junction with the A428 and Queens Road, Cambridge;
 - b. Measures to Promote Cycling and Walking, including:
 - i. Provision of a network of attractive, direct, safe and convenient walking and cycling routes from the start of the development linking homes to public transport and the main areas of activity such as the village centre, schools and employment areas;
 - ii. Provision of a direct, segregated high quality pedestrian and cycle links to west Cambridge, Cambourne, Caldecote / Highfields, Hardwick and Bourn;
 - iii. A Smarter Choices package including residential, school and workplace travel planning.
 - c. Highway Improvements including:
 - i. Include measures to mitigate the traffic impact of the new village on surrounding villages and roads;
 - ii. Provide convenient vehicular access, with at least two separate access points to the north west and north east of the site;
 - iii. Ensure that there will be no direct vehicular access to the Broadway for southbound traffic from the new village (except buses and bicycles).
- Sustainability:

10. The new village will incorporate and deliver opportunities to exceed sustainable design and construction standards established by the Local Plan. These measures could include combined heat and power.

Infrastructure Requirements:

11. The new village will:
 - a. Ensure the provision, management and maintenance of infrastructure, services and facilities to meet the needs of the village;
 - b. Make appropriate arrangements for foul drainage and sewage disposal, to be explored and identified through a Foul Drainage Strategy;
 - c. Ensure the provision, management and ongoing maintenance of sustainable surface water drainage measures to control the risk of flooding on site and which will reduce the risk of flooding to areas downstream and upstream of the development.

Community Development:

12. Measures will be required to assist the development of a new community, such as through community development workers.

Site Preparation:

13. Developers will be required to:
 - a. Undertake site wide investigation and assessment of land contamination and other issues resulting from former land uses, including military use, to ensure the land is suitable for the proposed end use and is not presenting a risk to the environment.
 - b. Ensure that all ordnance is removed from the site in ways that ensure the development can take place without unacceptable risk to workers and neighbours including major disruption to the wider public off site.

Phasing and Delivery:

14. The delivery of the new village, including any individual phases, must:
 - a. Be in accordance with the spatial framework diagram set out in the Supplementary Planning Document to ensure a comprehensive development of the site as a whole that will not prejudice the creation of a fully functioning and successful new village;
 - b. Be informed by appropriate strategies, assessments and evidence reports;
 - c. Plan for essential services, facilities and infrastructure to be provided in a comprehensive manner, anticipating future needs, and establishing suitable mechanisms to deliver the infrastructure in a timely and efficient way to achieve the delivery of the new village, including the needs of individual phases, and the requirements on developers;
 - d. Make satisfactory arrangements to ensure appropriate engagement and consultation with local people and stakeholders.

Supplementary Planning Document:

15. The SPD to be prepared for the Strategic Site shown on the Policies Map will provide further guidance and detail on the implementation of Policy SS/7. The SPD will include:
 - a. An overarching, high level vision for the new village;
 - b. Consideration of relevant context including key constraints and opportunities;
 - c. The broad location of the components of the new village which are essential to support comprehensive and seamless development. A spatial framework diagram will be included that ensures the creation of a sustainable, legible and distinctive new settlement;
 - d. Broadly how the development is to be phased, including the delivery of key infrastructure.