

CAMBOURNE TOWN COUNCIL

District of South Cambridgeshire

Council Meeting 7th December 2021

GREATER CAMBRIDGE LOCAL PLAN

The Greater Cambridge Planning is consulting on the First Proposals for the Greater Cambridge Local Plan. The plan is looking at development within Cambridge City and South Cambs until 2041.

The main document is 371 pages long ([Local Plan](#)) and has key aims that are the guiding principles as set out below.

The Plan takes inspiration from what is unique about our area, and embraces the bold new approaches that will help us achieve this vision.

Our aims

Our aims for this plan are:

- **Climate change:** Help Greater Cambridge transition to net zero carbon by 2050, by ensuring that development is sited in places that help to limit carbon emissions, is designed to the highest achievable standards for energy and water use, and is resilient to current and future climate risks.
- **Biodiversity and green spaces:** Increase and improve our network of habitats for wildlife, and green spaces for people, ensuring that development leaves the natural environment better than it was before.
- **Wellbeing and social inclusion:** Help people in Greater Cambridge to lead healthier and happier lives, ensuring that everyone benefits from the development of new homes and jobs.
- **Great places:** Sustain the unique character of Cambridge and South Cambridgeshire, and complement it with beautiful and distinctive development, creating a place where people want to live, work and play.
- **Jobs:** Encourage a flourishing and mixed economy in Greater Cambridge which includes a wide range of jobs, while maintaining our area's global reputation for innovation.
- **Homes:** Plan for enough housing to meet our needs, including significant quantities of housing that is affordable to rent and buy, and different kinds of homes to suit our diverse communities.
- **Infrastructure:** Plan for transport, water, energy and digital networks; and health, education and cultural facilities; in the right places and built at the right times to serve our growing communities.

These aims expand on the themes for this plan, and have informed decisions regarding the spatial strategy, and future policies. We have aligned these aims with the principles in the National Planning Policy Framework, and the Greater Cambridge Local Plan Sustainability Appraisal objectives.

Being a substantial document, I have tried to pick out key sections of the Plan to enable the Council to make its response.

1. About the Plan (12)

- 1.1 What is the Greater Cambridge Plan? (12)
- 1.2 How does it fit with other plans and strategies? (13)
- 1.3 Our plan-making journey. (15)
- 1.4 The purpose of the First Proposals (preferred options) stage. (16)
- 1.5 What happens after the First Proposals (preferred options) stage? (16)
- 1.6 The Structure of the new Local Plan. (18)
- 1.7 Evidence informing the new Local Plan. (19)

The next section gives the background on the local plan the following section gives the vision of where Greater Cambridge will be in 2041.

2. Greater Cambridge in 2041 (20)

This is the section that outlines the level of development within the plan area and period is where the policies start to be introduced.

2.1 How much development and where?

This section includes policies that will impact on Cambourne.

- **Policy S/JH: New jobs and homes** (24) this sets out the number required over the plan period.
- **Policy S/DS: Development strategy** (29) this sets out how the numbers are achieved the general location of the development. Only part of the section has been printed.
- **Policy S/SH: Settlement hierarchy** (47) this sets out how settlements are classified and states that Cambourne should now be in the Town Category.
- **Policy S/SB: Settlement boundaries** (51)

2.2 Cambridge Urban area (No extracts)

2.3 The edge of Cambridge (No extracts)

2.4 New settlements (97) this includes Cambourne this is general and includes the following policies

- **Policy S/CB: Cambourne** (99) this talks about Cambourne being a location for longer term strategic scale growth and provide continued guidance for the development of the existing allocation at West Cambourne. This is related to improved infrastructure.
- **Policy S/NS: Existing new settlements** (102) this relates to the new settlements within the previous local plan.
 - SS/5 Northstowe
 - SS/6 Land north of Waterbeach
 - SS/7 Bourn Airfield

2.5 The rural southern cluster this includes existing sites in Papworth.

2.6 Rest of the rural areas

3. **The Plan Themes** this picks up on the 7 themes of the section and proposes the policies to achieve these goals

3.1 Climate Change (143) this has 7 policies laying out how the section will achieve the aim of the plan and appear appropriate.

3.2 Biodiversity and Green Spaces (166) this has 6 policies laying out how the section will achieve the aim of the plan and these should be supported. The importance of the existing green space and biodiversity in Cambourne should be stressed especially as Cambourne is a part of the Western gateway multifunctional green infrastructure corridor.

3.3 Wellbeing and social inclusion (188) this has 5 policies laying out how the section will achieve the aim of the plan and are generally appropriate, but would comment on the following policy:

Policy WS/CF: Community, sports, and leisure facilities (193) this should not rely totally on community hubs providing facilities as this will not meet all the diverse age and cultural needs.

3.4 Great Places (203) this has 8 policies laying out how the section will achieve the aim of the plan and are generally appropriate, but would comment on the following policy:

GP/LC: Protection and enhancement of landscape character (209) suggest there should be protection of Cambourne Country parks written into the policy. This should offer greater protection to the essential open spaces that gives Cambourne its character and landscape setting within the countryside.

3.5 Jobs (226) this has 10 policies laying out how the section will achieve the aim of the plan and are generally appropriate, but would comment on the following policy:

Policy J/NE: New Employment Development Proposals, this revers to:

Recognising that a number of business parks are located in the rural areas of South Cambridgeshire these key employment sites outside the Green Belt were identified in the Local Plan 2018 as 'Established Employment Areas in the Countryside'. It is proposed to continue this designation for the sites previously identified to support their continued evolution:

- *Cambourne Business Park, Cambourne;*

Is this still appropriate as South Cambs District Council aim to develop a large proportion of the site as residential or should it be clarified?

3.6 Homes (258) this has 16 policies laying out how the section will achieve the aim of the plan and are generally appropriate, but would comment on the following policy:

Policy H/AH: Affordable Housing (261) While accepting that the aim of the policy is to have 40% appropriate on most developments, consideration should be given to a stepped approach. New settlements subject to location (those close or adjacent to Cambridge would be able to support a higher percentage due to access to existing provision) and any expansion of Cambourne should have a threshold of 30% for affordable

homes. Existing settlements have a low percentage of affordable homes and new developments will help to raise the percentage of affordable homes therefore providing homes where they are needed meaning that family members do not need to move out of their community when they leave home aiding their health and wellbeing. Cambourne has been developed with 30% affordable housing which has proved a sustainable community. That is able to provide the facilities and infrastructure needed to support the health and wellbeing.

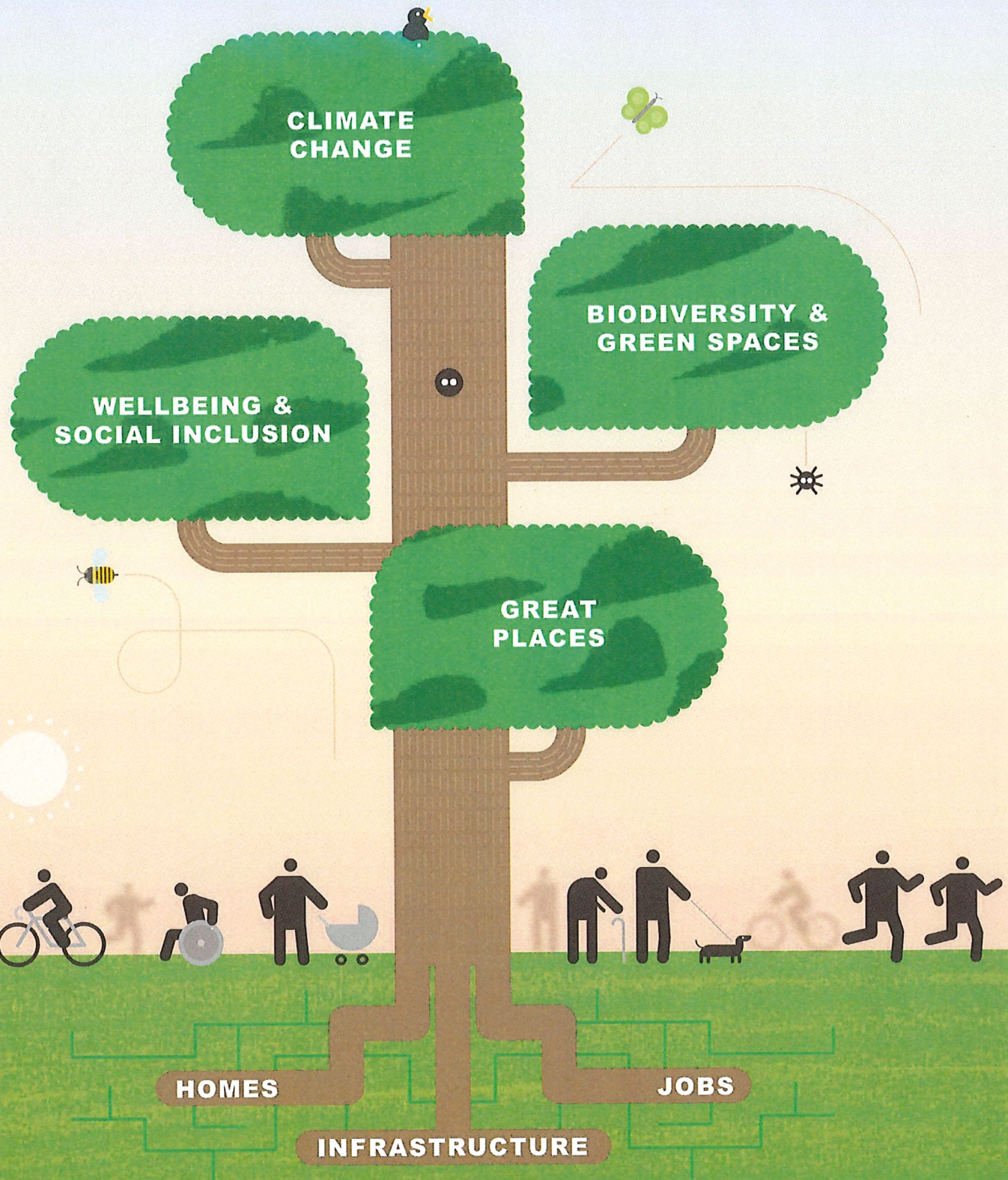
3.7 Infrastructure (302) this has 8 policies laying out how the section will achieve the aim of the plan and are generally appropriate.

Appendix 1: Maps of allocations, opportunity areas, areas of major change and policy areas proposed to be carried forward from the adopted 2018 Local Plans (327) this includes West Cambourne (345)

The Supporting documents include a number of documents that include the Greater Cambridge Housing and Economic Land Availability Assessment (HELAA) Report 2021 which analyses the sites put forward.

These are available on the following link [Documents](#)

First Proposals



Greater Cambridge Local Plan

(Regulation 18: Preferred Options 2021)

1. About the Plan

1.1 What is the Greater Cambridge Local Plan?

Cambridge City Council and South Cambridgeshire District Council (referred to as 'the Councils' in this consultation) are working together to create a joint Local Plan for the two areas – which we are referring to as Greater Cambridge. This will ensure that there is a consistent approach to planning, and the same planning policies, where appropriate, across both areas.

A Local Plan is a legal document that the Councils are required to prepare, which sets out the future land use and planning policies for the area over a set time frame. It identifies the need for new homes and jobs, and the services and infrastructure to support them, and guides where this development should happen.

In the past the Councils have produced separate Local Plans, but with a shared development strategy, including a number of development sites straddling the administrative boundary. This time we intend to prepare a single Local Plan for both council areas. We committed to do this when we signed up to the City Deal in 2014, which will bring in up to £500m over a 15-year period from central government towards transport and infrastructure projects managed by the Greater Cambridge Partnership.

Both Councils adopted their current Local Plans in 2018. These included a commitment to an early review, in particular to update the assessment of housing needs, to review the progress of delivering planned developments including new settlements, and to consider the needs of caravan dwellers and government changes to the approach to planning for Gypsies and Travellers. When adopted, the Greater Cambridge Local Plan would replace both Council's 2018 Local Plans. The adopted 2018 Local Plans remain in force until they are replaced.

Local Plan preparation follows a process set out in national legislation and guidance and is independently tested at a public examination to check it is 'sound' – this means that it is realistic, deliverable and based on good evidence – before it can be formally adopted.

Local Plans are key in making decisions on future planning applications in the area, alongside national planning policy and other supplementary guidance.

1.2 How does it fit with other plans and strategies?

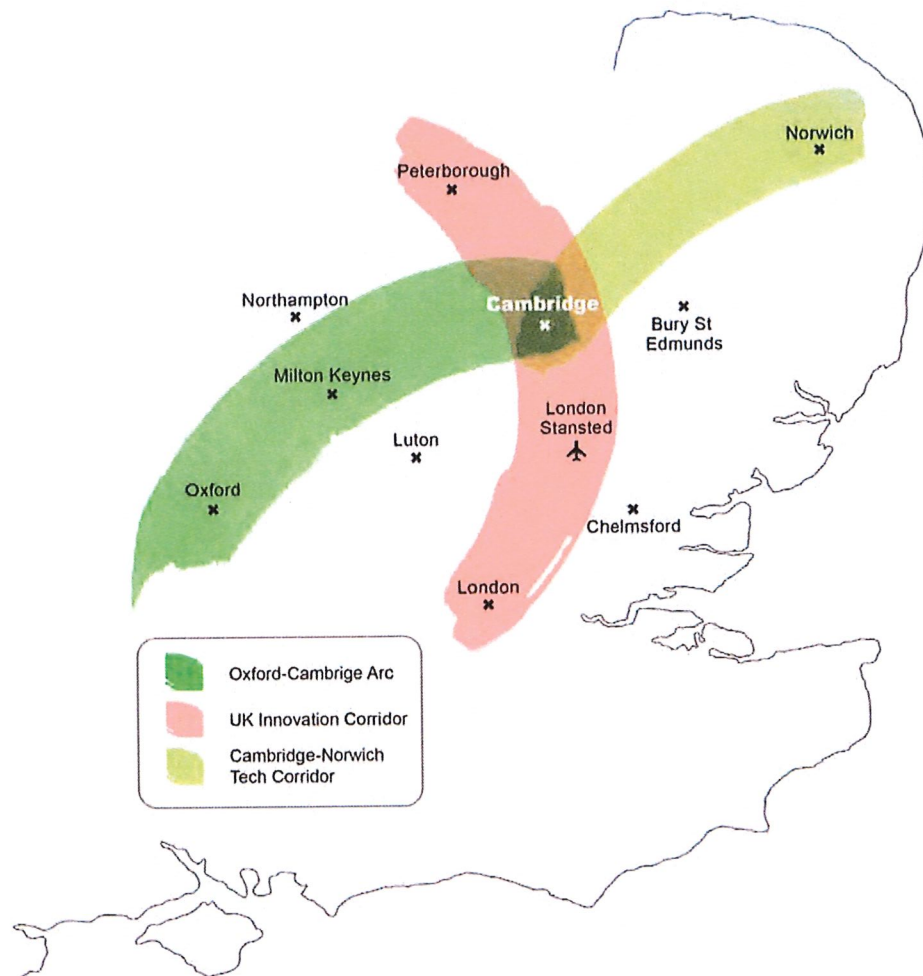


Figure 1: Greater Cambridge in the wider region

Our new Local Plan needs to be prepared within a wider regional context. We have a legal duty to cooperate with key stakeholders and surrounding areas on strategic cross boundary issues. You can find more information in our Duty to Cooperate Compliance Statement and Statement of Common Ground.

We work closely with bodies like the Cambridgeshire and Peterborough Combined Authority, who are the Local Transport Authority responsible for preparing the Local Transport Plan for the county, and Cambridgeshire County Council, who are responsible for a range of issues such as education.

At a very local level, Neighbourhood Plans continue to be prepared in Greater Cambridge. At the time of writing there are four plans which have been prepared and endorsed by communities, which now form part of the statutory development plan for the area. A number of villages are producing plans, and you can find out more on our [neighbourhood planning website](#).



Figure 2: Greater Cambridge and its neighbouring local authorities

The Oxford-Cambridge Arc

Greater Cambridge sits at the heart of several economic corridors: the [Oxford-Cambridge Arc](#), the [UK Innovation Corridor \(London-Stansted-Cambridge-Peterborough\) corridor](#) and the [Cambridge-Norwich Tech Corridor](#).

The Oxford-Cambridge Arc is a globally significant area including the counties between Oxford, Milton Keynes and Cambridge, identified as a key priority by the government.

The ambition for the Arc is to build a better economic, social and environmental future for the area. There is an opportunity to make the Arc an even more beautiful place to live, work and visit, by making high-quality, well-connected and sustainable communities.

An Oxford-Cambridge Arc Spatial Framework is being prepared which will provide a long-term strategic plan to help coordinate the infrastructure, environment and new developments in the area up to 2050. When finalised it will become part of government planning policy alongside the National Planning Policy Framework.

The Government held a [12 week consultation](#) which closed on 12 October 2021 seeking views on the vision for the Arc. The Government plan to follow this with further consultations, on policy options in Spring 2022, and the draft spatial framework in Autumn 2022 prior to its final publication in 2023.

We do not know the outcome of the Oxford-Cambridge framework at this point. We hope that by developing our own clear and positive vision for the future of the area we will be able to shape the proposals.

1.3 Our plan-making journey

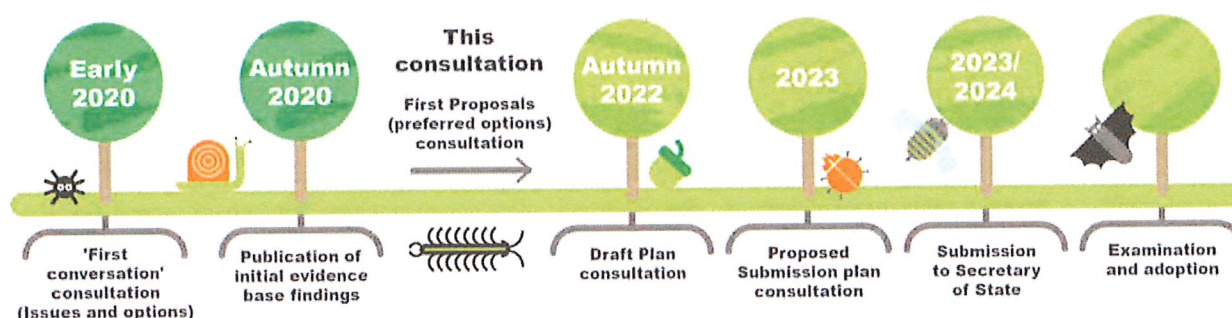


Figure 3: Timetable for the Greater Cambridge Local Plan

The diagram above shows the outline timetable that is included in the adopted Greater Cambridge Local Development Scheme. The Local Development Scheme is a document we are required to produce which sets out our plan making timetable. At each stage we will check that the process is moving forward positively towards a new Local Plan and, if necessary, we will adjust the timetable.

Our plan making journey started back in 2019 with a series of workshops with elected members, residents' groups, landowners/developers, and other stakeholders about issues and themes that would be important to the Plan.

In early 2020 we held a six week public consultation called the First Conversation. This set out issues under seven themes, and posed a series of questions about how they should be addressed in the new Local Plan. During the consultation period, extensive outreach and communications activities took place in order to engage our communities as fully as possible. This included using social media to spread awareness of the consultation, pop-up events across the area, and the Big Debate event that we held at the Cambridge Corn Exchange.

We received a large amount of feedback through the various communication channels. In July 2020 we published the feedback and comments we received, and the full results can be found on the Greater Cambridge Shared Planning Service website. This included all the site suggested to us through the 'call for sites' which formed part of the consultation.

In November 2020 we published the findings of initial expert assessments of a range of broad spatial locations and growth level options. You can read the findings, including the Development Strategy Options Summary Report, in the [Document Library](#). We also held another series of workshops with key stakeholders to explore these findings.

We have produced a Consultation Statement which provides more information on the consultation we have carried out so far, and how we have taken feedback into account. We will update this at each stage of plan making.

1.4 The purpose of the First Proposals stage

The First Proposals stage is the next major step in our plan making journey. It sets out our preferred approach to the level of growth that should be planned for, and where it should be planned. It also highlights that there remains uncertainty about delivery of water infrastructure needed to support new growth, and how this could impact on the timing of developments proposed.

It describes the planning policies we propose to prepare that would shape development and guide planning decisions. It sets out why we have identified these approaches against the alternatives available.

The purpose of the consultation is to invite responses to these proposals from residents and businesses as well as stakeholders and other organisations. We want to hear your views before we develop the approaches into detailed planning policies. In particular we would like your feedback on:

- The emerging development strategy
- The direction of travel for policies
- Issues we should be considering as policies are prepared

In legal terms, this consultation forms part of our consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

1.5 What happens after the First Proposals stage?

We hope to receive a wide range of feedback, including from individuals, communities, businesses, academic institutions and stakeholders during this consultation on the options identified. All the comments received during the consultation will be analysed and a summary report produced and published on our websites.

This feedback will be invaluable as we start to draft the Local Plan itself.

We are still working on and refining evidence to inform the draft plan. This process will continue over the coming months. This includes further consideration of water resource availability to support the delivery timetable of the developments proposed, and the potential implications for the plan. More information on this can be found in the strategy section.

Our current Local Development Scheme sets out that in 2022 we will publish the draft Local Plan and all evidence supporting the plan for public consultation, allowing people to comment on the fully detailed policies and allocation proposals. We will keep this timetable under review and this may be revised dependent on a number of factors including evidence, comments received through consultation, progress on key infrastructure and the Oxford-Cambridge Arc spatial framework.

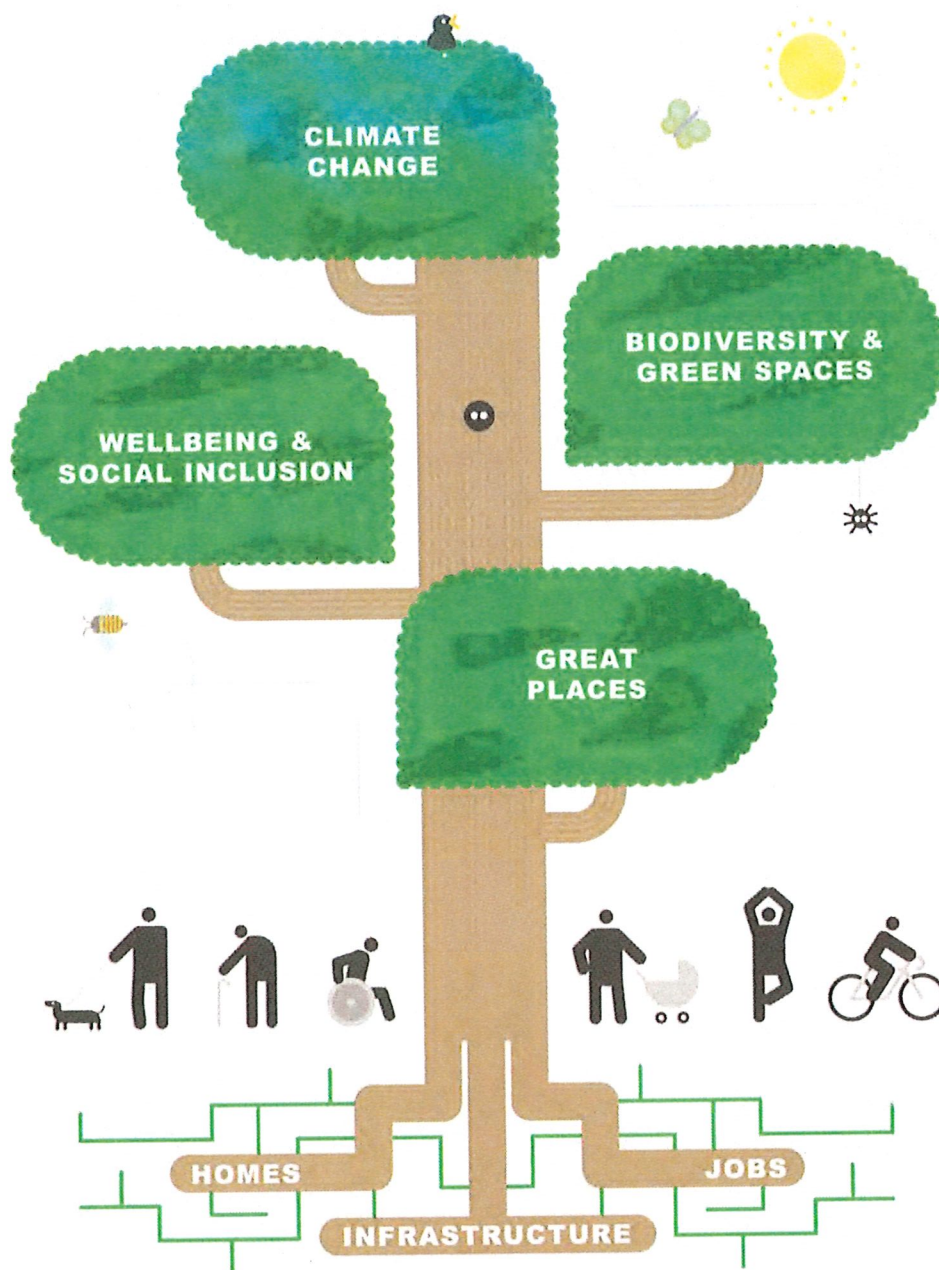
The later stages of the timetable may also depend on the timetable of the Development Consent Order proposals for the Cambridge Waste Water Treatment Plant Relocation Project. This is because we need to have evidence of whether the North East Cambridge proposals (see Strategy, S/NEC) that form a key part of the development strategy are deliverable, so we will need to understand the outcome of this process.

In 2024 the Councils expect publish the plan they intend to submit to the Secretary of State for adoption. Representations made at that stage will be considered by the independent Inspector at an Examination of the plan. The inspector will prepare a report, and consider if the plan is sound and can be adopted.

This process may be affected by changes to the planning system being considered by the government. They published a White Paper in 2020 called Planning for our Future which proposed significant changes to what local plans would cover and how they would be prepared. We do not yet know the outcome of this consultation.

Further updates of the timetable will be published on our website in our Local Development Scheme.

1.6 The structure of the new Local Plan



Our Local Plan must provide a positive vision for the future of Greater Cambridge. The aim is simple: to ensure sustainable development. Sustainable development has three strands - social, economic and environmental. It means meeting the needs of the present population without compromising the ability of future generations to meet their own needs. To properly reflect the three strands of sustainable development, we must plan for homes, jobs and supporting infrastructure (transport, utilities, services and facilities) in the right places, alongside protecting and enhancing the environment. In order to achieve this, we will need to balance many competing priorities and issues.

In the First Conversation we proposed that the plan be structured around four 'big themes' that will influence how homes, jobs and infrastructure are planned. We received lots of feedback on all of these, but the majority of respondents supported the approach. We therefore continue to use them to shape the plan.

In addition to the themes, the First Proposals consultation includes the strategy that the plan is proposing, which has been influenced by all of the themes and sets out the development strategy and the proposed policies and sites that are proposed to meet our needs in Greater Cambridge to 2041 and beyond.

1.7 Evidence informing the new Local Plan

Preparing a Local Plan requires gathering the appropriate level of evidence to inform the preparation of the plan, as required by national policy.

In November 2020 we published initial evidence base findings and development strategy options assessments. This evidence explored a range of broad spatial locations and growth level options.

A range of further evidence studies have now been published to accompany the First Proposals consultation. These can be found in the Greater Cambridge Local Plan First Proposals Document Library.

Sustainability Appraisal

A key role of the planning system is to contribute to sustainable development. Each stage of plan making will be accompanied by a Sustainability Appraisal. The aim of this process is to test the options and policies being considered by identifying potential positive and negative social, economic and environmental impacts, and highlighting opportunities to improve the plan.

As part of the First Conversation we consulted on a Scoping Report, which sets out our approach to the appraisal of the plan, along with an initial Sustainability Appraisal of the Issues and Options identified. Comments on these documents have been taken into account and responded to.

The First Proposals have been subject to sustainability appraisal, and this has been published to accompany the consultation. This explores the sustainability of the preferred options in the First Proposals and reasonable alternatives. We would welcome comments on the Sustainability Appraisal as part of this consultation.

2. Greater Cambridge in 2041



Our vision

- We want Greater Cambridge to be a place where a big decrease in our climate impacts comes with a big increase in the quality of everyday life for all our communities. New development must minimise carbon emissions and reliance on the private car; create thriving neighbourhoods with the variety of jobs and homes we need; increase nature, wildlife and green spaces; and safeguard our unique heritage and landscapes.

Our Plan takes inspiration from what is unique about our area, and embraces the bold new approaches that will help us achieve this vision.

Our aims

Our aims for this plan are:

- **Climate change:** Help Greater Cambridge transition to net zero carbon by 2050, by ensuring that development is sited in places that help to limit carbon emissions, is designed to the highest achievable standards for energy and water use, and is resilient to current and future climate risks.
- **Biodiversity and green spaces:** Increase and improve our network of habitats for wildlife, and green spaces for people, ensuring that development leaves the natural environment better than it was before.
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- **Infrastructure:** Plan for transport, water, energy and digital networks; and health, education and cultural facilities; in the right places and built at the right times to serve our growing communities.

These aims expand on the themes for this plan, and have informed decisions regarding the spatial strategy, and future policies. We have aligned these aims with the principles in the National Planning Policy Framework, and the Greater Cambridge Local Plan Sustainability Appraisal objectives.

2.1 How much development, and where?

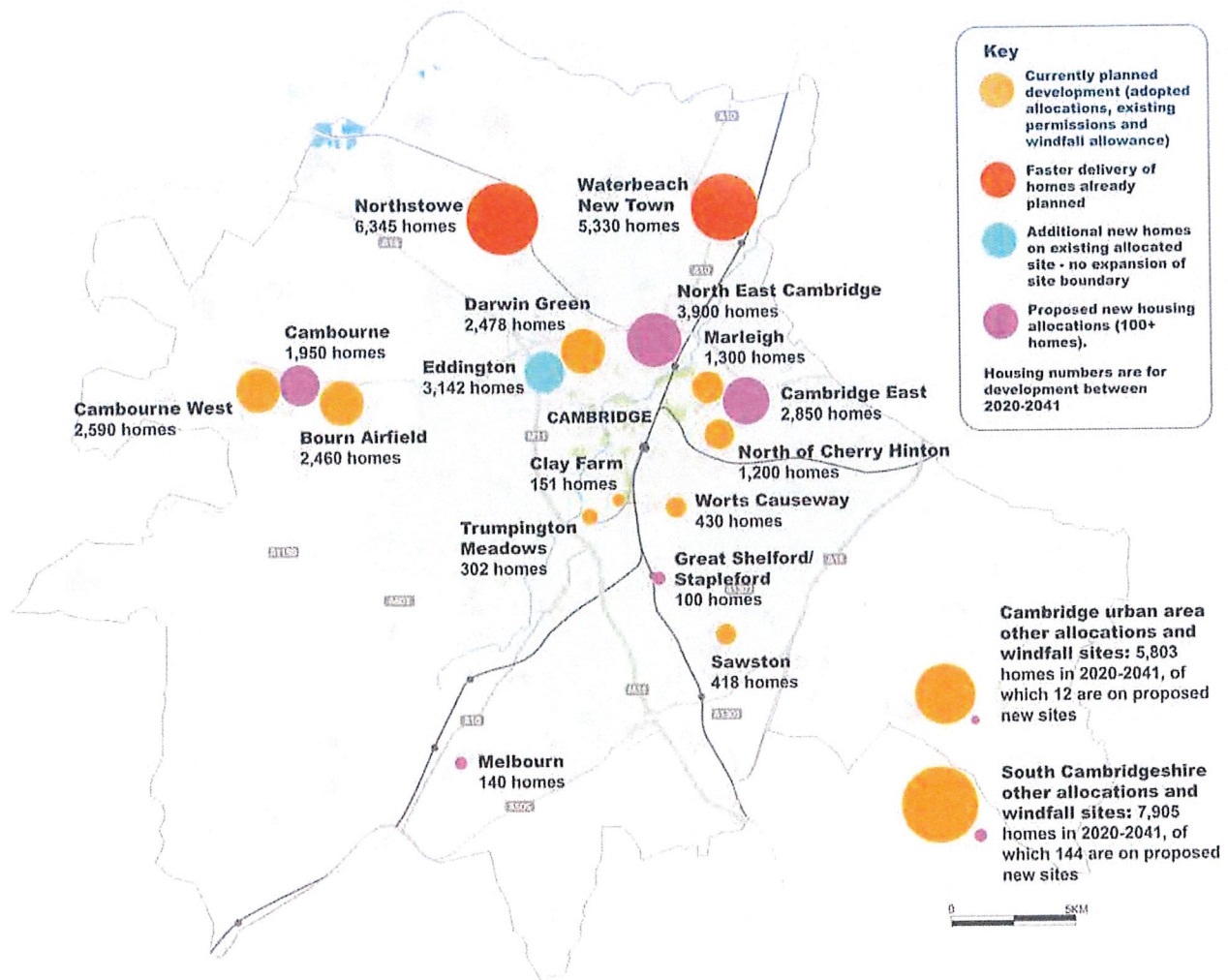


Figure 4: Illustrative map showing locations of proposed new housing development 2020-41

Greater Cambridge has a strong and nationally important economy. Over recent years, jobs have been created faster than new homes have been built, and this has contributed to higher house prices and increased commuting into the area. Our new development strategy aims to meet our increased need for new homes in a way that minimises our environmental impacts and improves the wellbeing of our communities.

We anticipate that an average of 1,771 homes per year will be built in our area during the Plan period. Our evidence shows that we need to plan for about 550 more homes per year in order to meet our need for housing. Our strategy proposes 19 additional sites for development, along with sites already in our adopted 2018 Local Plans, in order to meet this housing need. Alongside this we will plan for the business space, supporting community facilities, green spaces and infrastructure to meet the needs of our growing communities.

We propose to direct development to where it has the least climate impact, where active and public transport is the natural choice, where green infrastructure can be delivered alongside new development, and where jobs, services and facilities can be located near to where people live.

Our vision is for the well known characteristics of the historic core of Cambridge to be complemented by active, compact neighbourhoods – new and old. This means providing opportunities to regenerate areas that aren't yet reaching their potential, and creating new city neighbourhoods which have the critical mass of homes, jobs and services to create thriving communities, making best use of brownfield and safeguarded land.

Alongside this, we want our new towns to mature into great places to live and work, making the most of their existing and planned public transport links to Cambridge and other centres. In the case of Cambourne, East-West Rail means that it will be one of the best-connected places in our region, and whilst things like the location of the new station are yet to be resolved, we do think it can develop into a more substantial town with a more fully developed and lively centre.

We want our rural villages to continue to thrive and sustain their local services, but we don't want to encourage lots of new homes in places where car travel is the easiest or only way to get around. We therefore propose some development in and around larger villages that have good transport links and services, and to support important employment clusters. In smaller villages, we'll continue to support infill development and affordable housing on suitable sites, but we do not propose lots of village growth.

Policies in this section:

Policy S/JH: New jobs and homes

Policy S/DS: Development strategy

Policy S/SH: Settlement hierarchy

Policy S/DF: Development frameworks

Topic paper

Further information on the policy areas, including their national, regional and local context, and further information on the evidence that has informed the proposed policy direction, can be found in the topic paper which accompanies this theme:

Greater Cambridge Local Plan: Topic paper 1: Strategy

Policy S/JH: New jobs and homes

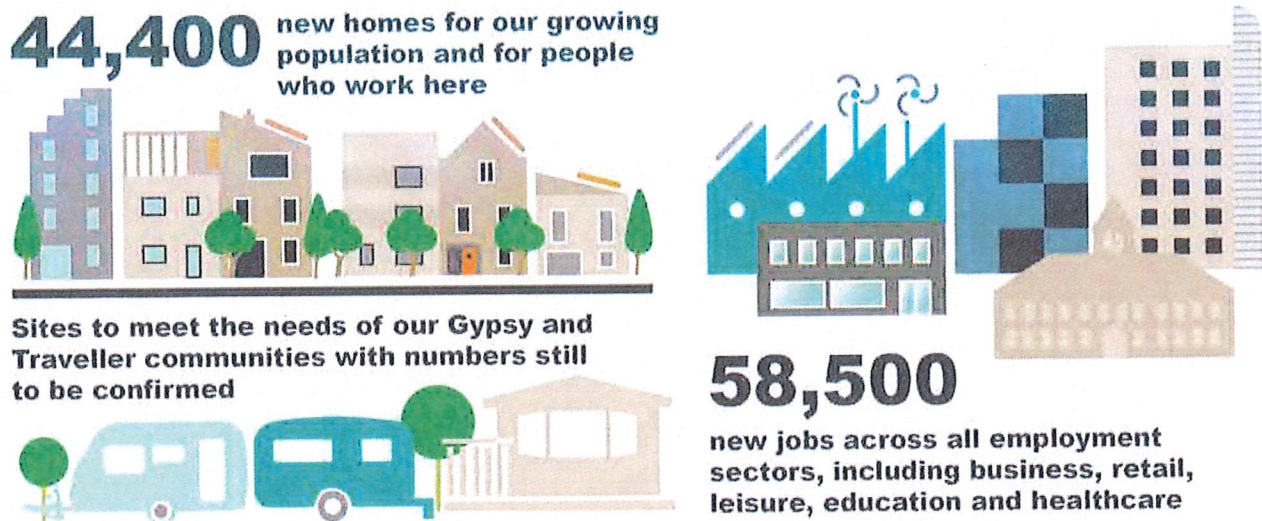


Figure 5: Infographic showing objectively assessed needs, 2020 to 2041

What will this policy do?

This policy will set out the level of needs in Greater Cambridge that development will meet over the plan period of 2020-2041, for jobs, homes, and accommodation for gypsies and travellers and travelling showpeople.

Proposed policy direction

We propose that the new Local Plan will meet the following objectively assessed needs for development in the period 2020-2041:

- 58,500 jobs
- 44,400 homes, reflecting an annual objectively assessed need of 2,111 homes per year, which is rounded for the plan.

The homes will include all types, sizes and tenures of market and affordable homes, pitches for gypsy and travellers, plots for travelling showpeople, pitches for others residing in caravans, and residential moorings. Evidence identifying the requirements for pitches, plots and moorings will be completed ahead of the draft plan consultation.

The policy will also set out the approach to identifying neighbourhood plan housing targets for existing or new designated neighbourhood areas. These targets will not form part of the homes figure to be met by new allocations. Instead, the proposed approach would apportion a share of the housing windfall figures (considering Cambridge and South Cambridgeshire separately) according to the neighbourhood area's share of the relevant district's total population.

Why is this policy needed?

National Planning Policy Framework paragraph 11 requires that plans should provide for objectively assessed needs for housing and other uses. This policy only deals with housing and employment needs. Policies within the other themes address the critical infrastructure required to support these homes and jobs, including utilities such as water and power (Policy CC/WE, I/EI), community, sports and leisure facilities (policy WS/CF), green infrastructure (policy BG/GI), open spaces (policy BG/EO), and other infrastructure including transport (policy I/ID).

Jobs and homes

For housing, National Planning Policy Framework paragraph 60 says that Local Plans should support the Government's objective of significantly boosting the supply of homes, providing, as a minimum, the number of homes informed by a local housing need assessment, using the standard method in national planning guidance. National guidance says that there will be circumstances where it is appropriate to consider whether actual housing need is higher than that indicated by the standard method.

For jobs, National Planning Policy Framework paragraph 81 requires plans to support economic growth and productivity. The continuing strength of the Greater Cambridge economy and its national importance provides justification for exploring higher employment and related housing figures. The Centre for Cities (March 2021) describes Cambridge as one of the most important research and innovation-led employment hubs in the UK. In recent years, it states, the city started from a strong, well-educated employment base and moved from strength to strength.

Responding to evidence of recent fast jobs growth and the resulting implications for housing demand highlighted in the Cambridgeshire & Peterborough Independent Economic Review, we commissioned the Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020). This Study provides a detailed understanding of potential future employment change for all jobs in the area, including exploring the key sectors that drive employment growth in the Greater Cambridge area. It concludes that the most likely future level of jobs growth, taking into account long term patterns of employment including recent fast growth in key sectors that perform particularly strongly in the Greater Cambridge area, is for 58,500 jobs between 2020 and 2041. This was the medium growth level from our strategic options that we published in November 2020 (called the central level in our Employment Land and Economic Development Evidence Study).

We consider that we should plan for this forecast of the most likely level of new jobs. We are however mindful that the Study also identified a higher growth forecast, placing greater

weight on fast growth in the recent past, particularly in key sectors, and that it suggested providing flexibility in employment land in case the market delivers more jobs than anticipated, which is addressed later.

In parallel with the Employment Land and Economic Development Evidence Study we commissioned the [Greater Cambridge Housing and Employment Relationships Report](#) to understand the relationship between future jobs and housing growth. These studies found that planning for the standard method housing figure set by government would not support the number of jobs expected to arise between 2020 and 2041. Planning for this housing figure would risk increasing the amount of longer distance commuting into Greater Cambridge, with the resulting impacts on climate change and congestion.

We consider that our objectively assessed need for housing for 2020-2041 is the number associated with the most likely future level of jobs: this is a figure of 44,400 homes. This assumes that all the additional homes generated by forecast jobs above those supported by the Standard Method will be provided in full within Greater Cambridge.

Our housing and jobs evidence are based upon pre-COVID-19 data. We know that COVID-19 is continuing to have a very significant impact on many aspects of our lives, including on where and how we live and work, and that this is likely to have implications for long term planning. However, at this time it is very difficult to estimate the long-term effects. We have considered at an initial high-level the potential impacts of COVID-19 on the economy of Greater Cambridge, to inform this First Proposals consultation. Evidence will be prepared to consider the potential longer-term quantitative impacts of COVID-19 prior to the Draft Plan stage to ensure that we understand any implications for the objectively assessed need for jobs and homes for the plan.

In establishing the amount of housing to be planned for, national policy requires us to take into account any needs that cannot be met within neighbouring areas, as well as needs arising in Greater Cambridge. At this point in the plan making process no neighbouring authorities have asked us to consider taking some of their housing need. Equally, we are not currently asking neighbouring authorities to take any of our own needs.

Gypsies and travellers, travelling showpeople, caravan dwellers and residential moorings

Greater Cambridge has a large Gypsy and Traveller community. We are required to identify and plan for the accommodation needs of gypsies and travellers, travelling showpeople, others residing in caravans and boat dwellers. A Joint Accommodation Needs Assessment for Gypsies, Travellers, Travelling Showmen and Bargee Travellers and other Caravan and Houseboat Dwellers has been commissioned with authorities in Cambridgeshire and parts of Norfolk and Suffolk. The outcome has been delayed by COVID-19 lockdowns and social

distancing measures, and the study is now expected to report at the end of 2021. The draft plan stage will identify the number of pitches and plots, and residential moorings, that we will be planning for, and how we will meet that need.

Neighbourhood Plan housing targets

National policy requires that Local Plans should set out a housing requirement for designated neighbourhood areas – places where communities are actively preparing neighbourhood plans. We currently apply the proposed approach on an informal basis to identify indicative housing requirements for designated areas, and we propose to formalise this approach by including it within the Local Plan. This proposed approach sees neighbourhood plans contributing to meeting the number of homes we expect to come forward across the area during the plan period on windfall sites – sites not specifically identified in the local plan - and provides local communities with the opportunity to influence where such development goes. As such we are not relying on neighbourhood areas providing additional homes to meet our requirement.

What consultation have we done on this issue?

A majority of responses (49%) to the relevant First Conversation question (Q32) agreed that we should plan for a higher number of homes than the minimum required by government, to provide flexibility to support the growing economy. Views varied with some stating that we should plan for no new development, and others stating that we should plan for government's standard method local housing need, and others for higher figures. Many comments highlighted the potential negative impacts of growth, but also that if development is to come it needs to mitigate its impacts on issues such as climate and biodiversity, in particular by the location and design of development.

Discussion during the Autumn 2020 workshops considering the Strategic Spatial Options evidence identified that there is general consensus about there being a strong relationship between homes and jobs. Views varied between those stating that we should plan for no or low growth, and those stating we should plan for the higher jobs growth scenario. Many stakeholders raised concern that the maximum growth levels forecast could be undeliverable due to the issues with water supply across Greater Cambridge. It was acknowledged that delivery of the water infrastructure required to prevent further deterioration of local chalk aquifers was potentially a 'deal-breaker' within the timescales of the Local Plan.

In the First Conversation consultation we also asked for comments on the then proposed approach of planning to 2040. Most responses supported this approach, with some suggesting a longer end date of 2050. Some comments queried the then proposed start date of 2017, which had been derived based on the availability of historic data at the time of the First Conversation. The First Proposals includes a plan period of 2020-2041, bringing the

start date to a point now reflecting the latest data, and an end date of 2041 to ensure we meet the national policy requirement for plans to look ahead over a minimum 15 year period from adoption.

What alternatives did we consider?

1. Planning for the higher jobs forecast and level of homes associated with it. This alternative was rejected as this higher jobs forecast could be possible, but is not the most likely future scenario. As such we do not consider that it represents our objectively assessed need, and would therefore not be a reasonable alternative.
2. Planning for the government's standard method local housing need figure. This alternative was rejected as it would not support the most likely forecast for future jobs. As such we do not consider that it represents our objectively assessed need, and would therefore not be a reasonable alternative. Failure to reflect that likely level of growth, would lead to increased commuting into the area (with consequent impacts on quality of life, wellbeing and carbon emissions objectives for the plan).

Supporting topic paper and evidence studies

Greater Cambridge Local Plan: Topic paper 1: Strategy

Greater Cambridge Employment Land Review & Economic Development Evidence Base (2020)

Greater Cambridge Housing & Employment Relationships Report, November 2020

Existing policies in adopted 2018 Local Plans

South Cambridgeshire Local Plan 2018

- Policy S/5: Provision of New Jobs and Homes

Cambridge Local Plan 2018

- Policy 2: Spatial strategy for the location of employment development
- Policy 3: Spatial strategy for the location of residential development

Policy S/DS: Development strategy

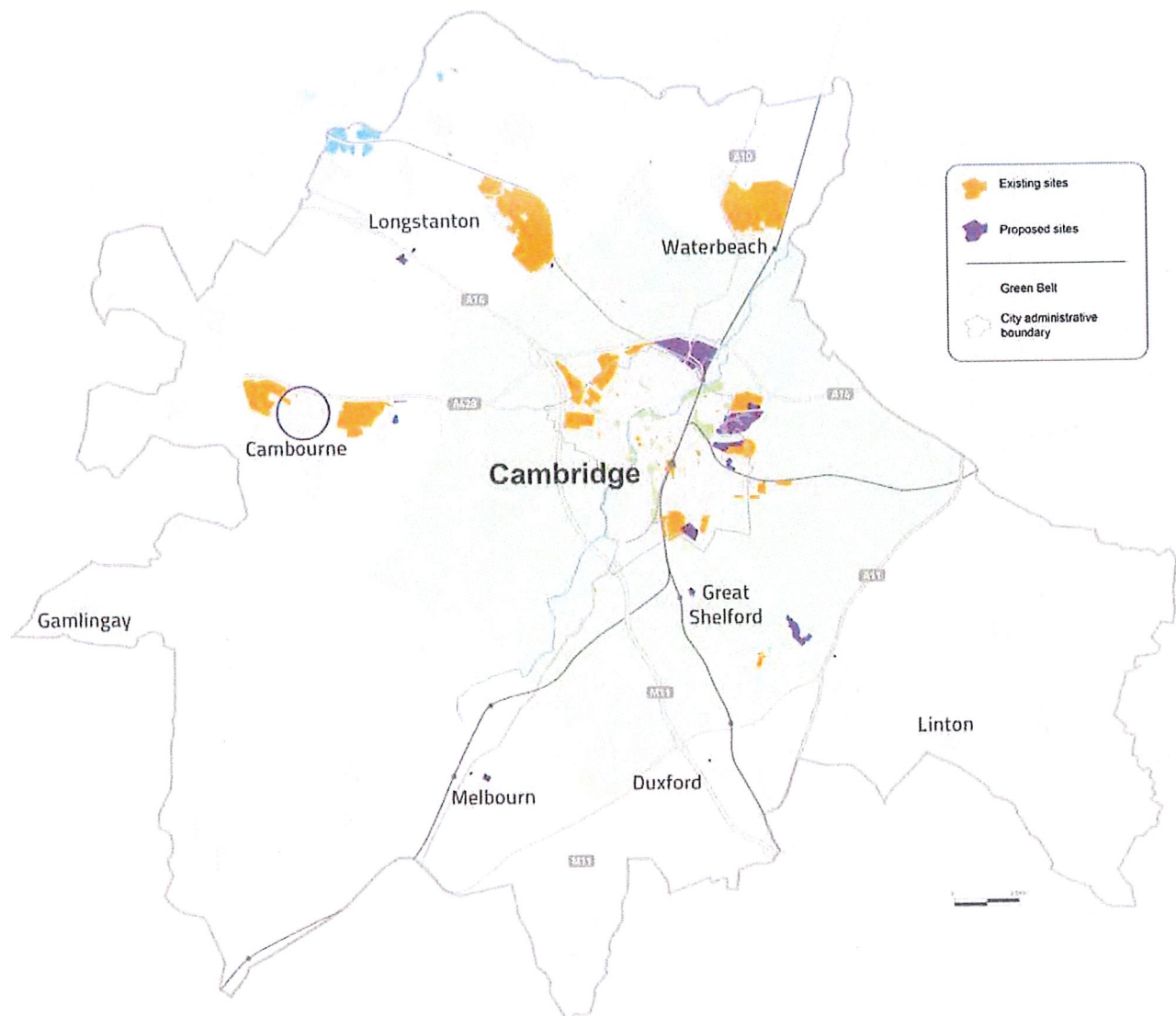


Figure 6: Map showing proposed sites to be included in the Plan

What will this policy do?

Set out the proposed strategy for the pattern, scale and design quality of places created in Greater Cambridge, not only for the plan period but beyond to 2050. It will set out where the homes and jobs identified in S/JH: New Jobs and Homes should be provided, in order to meet the vision and aims of the Local Plan.

Proposed policy direction

The proposed development strategy for Greater Cambridge is to direct development to where it has the least climate impact, where active and public transport is the natural choice, where green infrastructure can be delivered alongside new development, and where jobs, services and facilities can be located near to where people live, whilst ensuring all necessary utilities can be provided in a sustainable way. It also seeks to be realistic around

the locational limits of some new jobs floorspace which is centred upon national and global economic clusters.

We propose to reinforce the distinctive character of our city, towns and villages through developing sites that can be well-integrated with existing communities. Using less land for development reduces our carbon emissions, and allows more space for nature and wildlife, so we propose that sites should be developed at densities, and using appropriate forms and patterns of development, which make best use of land while creating well-designed, characterful places.

The proposed development strategy takes up opportunities to use brownfield land and responds to opportunities created by proposed major new infrastructure. We propose to meet our housing and jobs needs by taking account of existing planning permissions alongside a limited number of new sites in the most sustainable locations.

Within the Cambridge urban area our strategy proposes:

- North East Cambridge – a compact city district on brownfield land already identified for development, including a mix of jobs and homes;
- Smaller new sites for housing and employment well-integrated with existing neighbourhoods;
- Continuing existing sites and areas of major change allocated in the previous plan that we still expect to be delivered;
- Continuing existing opportunity areas and identifying new ones;
- Windfall development – an allowance for homes on unallocated land, which would be consistent with the other policy requirements in the Plan.

On the edge of Cambridge we propose:

- Cambridge East – a new mixed-use district on the existing safeguarded land at Cambridge Airport;
- Supporting the nationally important Cambridge Biomedical Campus, including through a limited release of land from the Green Belt;
- Using land more effectively at North West Cambridge through intensifying development within the existing boundary of the site;
- The University Innovation District centred on West Cambridge/Eddington – supporting the continued development of this area, including encouraging a mix of uses to create a vibrant campus;
- Continuing development at existing strategic sites allocated in previous plans, for example at Darwin Green.

For our new settlements, we propose:

- Evolving and expanding Cambourne into a vibrant town alongside the development of the new East West Rail station, which will make it one of the best connected and most accessible places in the area; and
- Continuing development at the new settlements of Northstowe, Waterbeach and Bourn Airfield allocated in previous plans – including faster housing delivery rates at the new towns of Northstowe and Waterbeach, so that more homes are provided by 2041 without an increase in the overall amount of development proposed.

We propose some development in the rural area south of Cambridge, the Rural Southern Cluster, where homes and jobs can be located close to each other and served by good quality public transport, cycling and walking links, including:

- Employment and tied housing at the Wellcome Genome Campus expansion – confirming the existing planning permission;
- Additional employment at Babraham Research Campus, through releasing the Campus and a modest area of additional land from the Green Belt;
- New smaller sites for housing and employment in villages that have very good public transport access and are close to jobs, some of which are through release of land from the Green Belt; and
- Continuing allocations for existing sites allocated in previous plans;

In the rest of the rural area, we propose a very limited amount of development:

- Small new sites for housing and employment at villages that have very good public transport access, to help our rural communities thrive;
- New employment sites in the countryside meeting specific business needs; and
- Windfall development - an allowance for homes on unallocated land, which would need to be consistent with policy requirements in the Plan, including Policy SS/SH: Settlement Hierarchy, which sets out scales of development in different categories of village.

Consistent with the new National Planning Policy Framework, our vision for Greater Cambridge looks not only to the plan period of 2041, but well beyond to 2050, reflecting that significant development identified in our strategy will continue beyond the plan period from the range of strategic sites identified, including the new settlements.

In order to provide greater confidence that the identified housing needs in Policy S/JH New Jobs and Homes can be met, and that a continuing supply of housing can be demonstrated, we are proposing to allocate enough sites to provide approximately a 10% buffer so we have the flexibility to deal with unforeseen circumstances. We also propose to provide flexibility in the amount and type of employment land supply to help enable the Greater Cambridge economy to continue to flourish.

The total additional homes to be identified is set out below, taking into account the identified housing need for the period 2020-41, application of the approximate 10% buffer, and current committed housing supply.

Homes to provide for	Homes 2020 2041
Housing need (rounded)	44,400
Approximate 10% buffer for flexibility	4,440
Total number of homes to provide for	48,840
Current housing supply: comprising adopted allocations, windfall allowance, and dwelling equivalent from communal accommodation allocated or with planning permission	37,200
Total additional homes to be identified	11,640

The sources of housing supply to meet the requirement set out above include the following sites (note some sites will continue to build out beyond 2041 – see individual site sections):

Location	Policy reference / Site name	Homes 2020 2041
Cambridge urban area	S/NEC North East Cambridge	3,900
Cambridge urban area	S/C/SMS Garages between 20 St. Matthews Street and Blue Moon Public House, Cambridge	12
Edge of Cambridge	S/CE Cambridge Airport (safeguarded land)	2,850
Edge of Cambridge	S/NWC North West Cambridge (Eddington) (additional new homes on existing allocated site – no expansion of site boundary)	1,000
New settlements	S/NS Northstowe (faster delivery of homes already planned)	750
New settlements	S/NS Waterbeach New Town (faster delivery of homes already planned)	750
New settlements	S/CB Cambourne	1,950
Rural Southern Cluster	S/RSC/MF Land at Maarnford Farm, Hunts Road, Duxford	60
Rural Southern Cluster	S/RSC/HW Land between Hinton Way and Mingle Lane, Great Shelford	100
Rest of the rural area	S/RRA/ML The Moor, Moor Lane, Melbourn	20
Rest of the rural area	S/RRA/H Land at Highfields (phase 2), Caldecote	64
Rest of the rural area	S/RRA/MF Land at Mansel Farm, Station Road, Oakington	20
Rest of the rural area	S/RRA/CR Land to the west of Cambridge Road, Melbourn	120
All locations	Total	11,596

Drawing together both of the above tables, the total housing supply for the period 2020-41, taking into account the current housing supply and additional sources of supply, would be 48,800.

Policy S/SH: Settlement hierarchy

What will this policy do?

This policy will group together similar settlements into categories that reflect their scale, characteristics and sustainability. It will then set out the scale of development proposals coming through planning applications for unallocated sites that would be potentially suitable in each category of settlement.

Proposed policy direction

We propose that Cambridge will remain at the top of the settlement hierarchy as the main urban centre in Greater Cambridge. Outside Cambridge, the South Cambridgeshire Local Plan 2018 identifies its two new towns next and then groups the villages into four categories of Rural Centres, Minor Rural Centres, Group Villages, and Infill Villages. It is proposed to retain this approach, and the current position of each village, subject to a number of changes:

- The Towns category should include Northstowe and Waterbeach new town, and should also include Cambourne
- Cottenham will be moved from a Rural Centre to a Minor Rural Centre
- Babraham is to be upgraded from an Infill Village to a Group Village.

Windfall proposals for residential development coming through planning applications within these settlements (see S/SB on settlement boundaries) will be subject to the following:

- Cambridge: No limit on individual scheme size.
- Town: No limit on individual scheme size.
- Rural Centre: No limit on individual scheme size.
- Minor Rural Centre: indicative maximum scheme size of 30 dwellings
- Group Village: indicative maximum scheme size of 8 dwellings, and exceptionally consist of up to about 15 dwellings where this would make the best use of a single brownfield site.
- Infill Village: indicative maximum scheme size of 2 dwellings, and exceptionally consist of up to about 8 dwellings where this would lead to the sustainable reuse of a brownfield site bringing positive overall benefit to the village.

Why is this policy needed?

The settlement hierarchy remains an important element of the sustainable development strategy, helping to direct housing to the most sustainable locations and control the level of windfall development that takes place in the least sustainable areas of Greater Cambridge, whilst enabling the recycling of land and delivering new homes to meet local housing needs.

An updated assessment of settlements has been carried out, informed by the level of

services and facilities, education, public transport and employment available at each settlement. This showed that the positioning of settlements within the hierarchy remains appropriate, with the exception of three proposed changes:

- Cambourne is a growing centre, with a growing level of services, facilities and transport opportunities. This has been recognised by it now having a town council, and it is considered that this should be recognised in the local plan.
- Cottenham should be classified as a Minor Rural Centre reflecting a revision to the criteria for Rural Centres that they must all have high quality public transport in the form of a segregated public transport route such as the Greater Cambridge Partnership schemes or the Cambridgeshire Guided Busway, which is not the case for Cottenham.
- Babraham should be classified as a Group village as it has a primary school, for consistency with other group villages.

This is a delicate balance between supporting housing development and the reuse of brownfield land, whilst avoiding unsustainable scales of development in areas where there is more limited access to services, facilities, and employment. Whilst there is a desire to provide flexibility to help meet housing needs, that has to be balanced with the evidence coming through our Net Zero Carbon Study (2021) that growth in smaller villages tends to generate higher levels of carbon than urban development. On balance, we think the indicative scheme sizes in the current policies remain appropriate, and they are proposed to be carried forward into the new local plan.

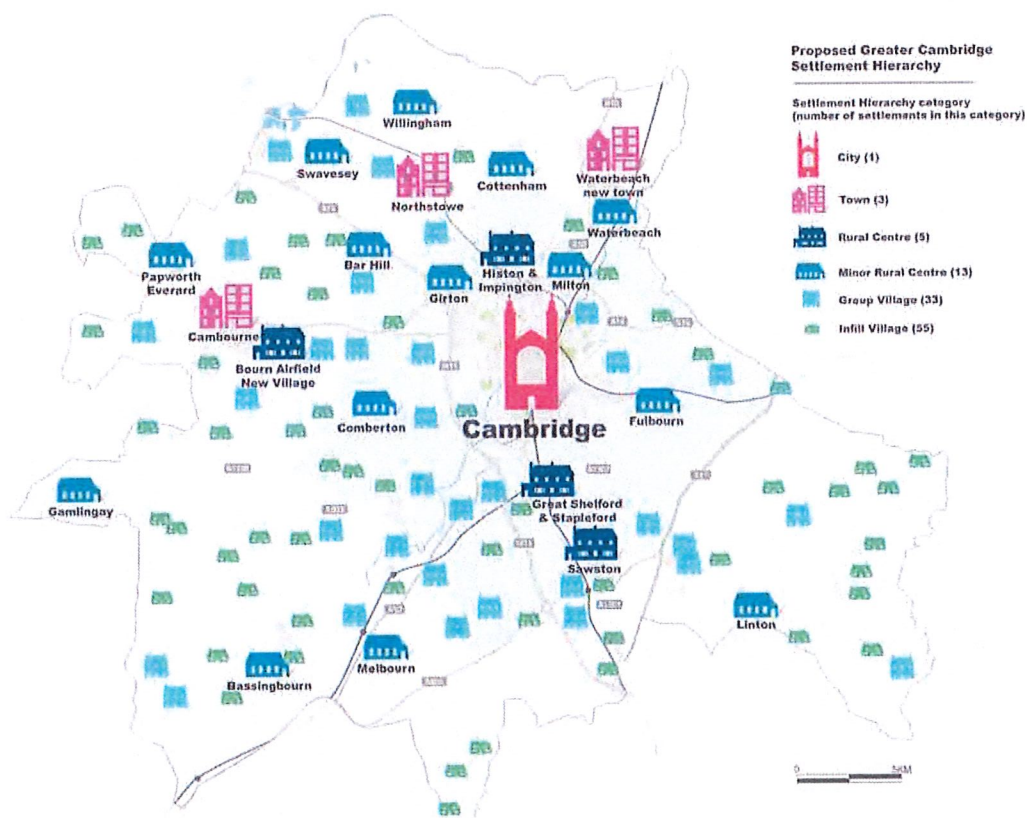


Figure 12: Map showing proposed settlement hierarchy

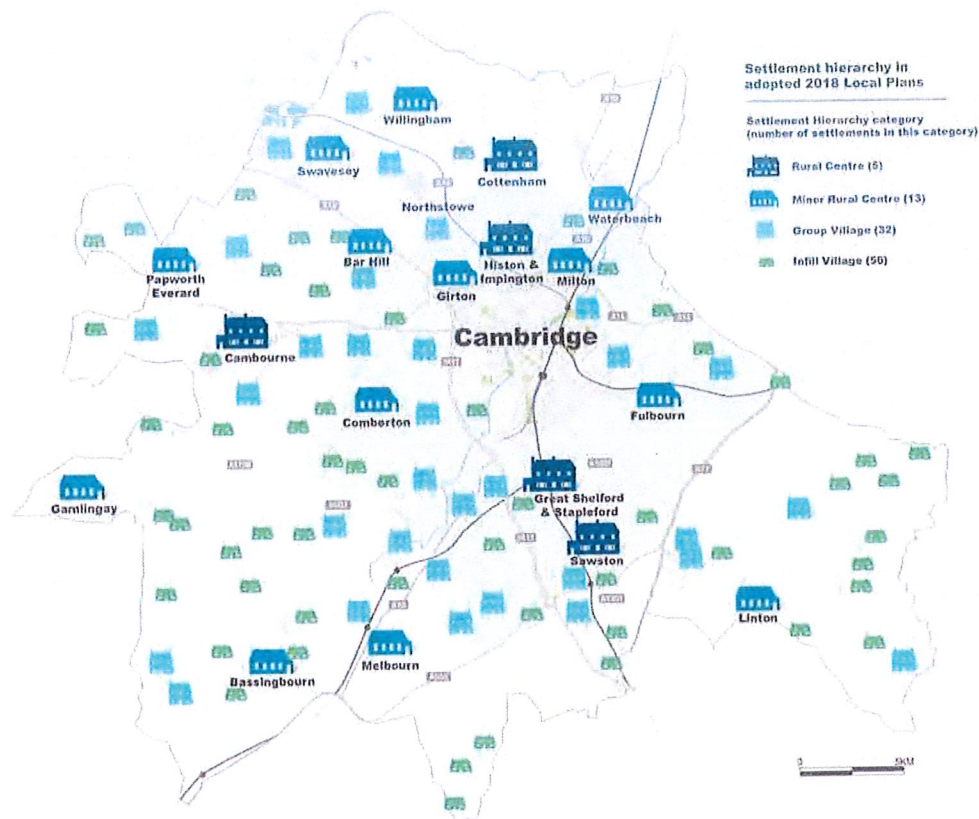


Figure 13: Map showing existing settlement hierarchy in adopted Local Plans

What consultation have we done on this issue?

In the First Conversation we asked about whether the plan should be more flexible regarding development within village boundaries. Views were mixed, although the majority of comments supported greater flexibility. Concerns included that it did not allow best use of sites if they became available, or would restrict delivery of housing. Those against greater flexibility were concerned about the impact of growth on villages, and the impact on village services.

What alternatives did we consider?

Having no limits on the scale of individual developments for all settlements – Not considered a reasonable alternative as it could lead to unsustainable levels of development in poorly served areas.

Supporting topic paper and evidence studies

Greater Cambridge Local Plan: Topic paper 1: Strategy (Settlement Hierarchy Review appendix)

Existing policies in adopted 2018 Local Plans

South Cambridgeshire Local Plan 2018

- Policy S/8: Rural Centres
- Policy S/9: Minor Rural Centres
- Policy S/10: Group Villages
- Policy S/11: Infill Village

Cambridge Local Plan 2018

- None

Policy S/SB: Settlement boundaries

What will this policy do?

This policy will define the boundaries of settlements for planning purposes.

Proposed policy direction

The Local Plan will include settlement boundaries around settlements, identifying areas that are considered to be part of the settlement for planning purposes. The boundaries will be drawn on the Policies Map that will accompany the draft Local Plan for consultation.

We propose that boundaries are defined to take into account the present extent of the built-up area as well as planned new development. Buildings associated with countryside uses, such as farm buildings, would not normally be included within a settlement boundary. Boundaries would not be defined around small clusters of houses or areas of scattered development where such buildings are isolated in open countryside or detached from the main concentration of buildings within Cambridge or a nearby village.

Where planned developments, such as new settlements, have reached sufficient certainty regarding their exact boundaries, new settlement boundaries will be drawn. Within settlement boundaries a range of policies within the Local Plan will indicate what sorts of developments may be suitable. This includes residential development, as indicated in the settlement hierarchy policy approach (at S/SH).

Outside settlement boundaries, we propose that no development would be permitted except for:

- allocations within Neighbourhood Plans that have come into force;
- Rural Exception sites (see policy approach H/ES) which help meet local needs for affordable housing;
- development for agriculture, horticulture, forestry, outdoor recreation and other uses that need to be located in the countryside; or
- development supported by other policies in the plan.

Why is this policy needed?

Settlement boundaries define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment, but in particular they help guard against incremental growth in unsustainable locations. An important element of the development strategy is to focus growth in the more sustainable locations of the area, and settlement boundaries help achieve this purpose.

In the countryside development is generally restricted to uses that need to be located there. The plan includes some flexibility for reusing existing buildings, for development which supports the rural economy, and for other uses which need a countryside location.

What consultation have we done on this issue?

The First Conversation did not ask a specific question on settlement boundaries, but it did ask how flexible the Local Plan should be towards development of both jobs and homes on the edge of villages. Responses were mixed. Many representors seeking site allocations cited the need for flexibility in order to provide flexibility to deliver the homes that are needed. Others, including some parish councils, said that frameworks should be explored more rigorously. It was also stated that settlement boundaries help in achieving rural exception sites for affordable housing.

What alternatives did we consider?

Not including settlement boundaries and adopting a more flexible approach to settlement edges – Not considered a reasonable alternative as it would not provide certainty regarding development proposals, could impact on settlement character, and result in gradual expansion of settlements into the countryside.

Supporting topic paper and evidence studies

Greater Cambridge Local Plan: Topic Paper 1: Strategy

Existing policies in adopted 2018 Local Plans

South Cambridgeshire Local Plan 2018

- Policy S/7: Development Framework

2.4 New settlements



We want our new towns to mature into great places to live and work, making the most of their existing and planned public transport links to Cambridge and other centres. Our towns should be real communities with their own distinctive identity, with the critical mass to support local businesses, services and facilities. In the case of Cambourne, East-West Rail means that it will be one of the best-connected places in the region, and we think it can develop into a more substantial town to better help meet these aspirations.

How have the themes influenced this?

Development near to this future transport hub will support delivering homes and jobs in sustainable locations where there are alternatives to travelling by car. It can also help make the existing Cambourne area more sustainable by increasing the range of services and facilities available, and providing opportunities to create substantial new green spaces.

What policies are we proposing?

S/CB: Cambourne

S/NS: Existing new settlements

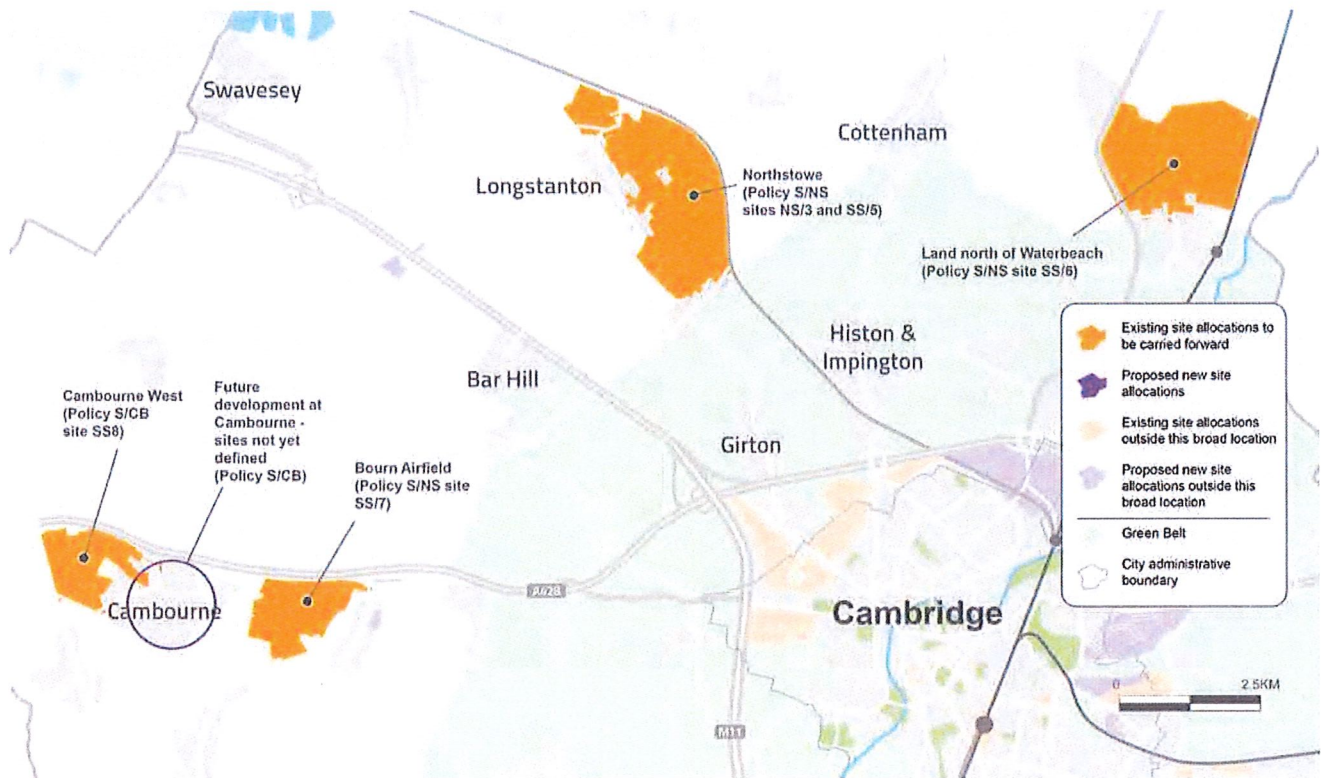


Figure 32: Map showing proposed development sites – new settlements

Topic paper

Further information on the policy areas, including their national, regional and local context, and further information on the evidence that has informed the proposed policy direction, can be found in the topic paper which accompanies this theme:

Greater Cambridge Local Plan: Topic paper 1: Strategy

Policy S/CB: Cambourne

What will this policy do?

Identify Cambourne as a broad location for longer term strategic scale growth as an expansion to Cambourne, and will provide continued guidance for the development of the existing allocation at Cambourne West.

Proposed policy direction

The policy will set out the intention to identify Cambourne as a broad location for future growth in the 2030's to respond to the opportunity that will be provided by the proposed East West Rail that includes a station at Cambourne. The overall aim for an expanded Cambourne is to provide sufficient critical mass to perform the following role as a:

- Well-connected place through high quality public transport, cycling and walking facilities
- South Cambridgeshire town for the 21st century
- growing employment centre to provide local opportunities for its residents and nearby communities
- place that meets the day to day needs of its residents.

Future development at Cambourne will need to consider:

- How to integrate with and maximise the opportunity provided by East West Rail.
- The role of the new development in Cambourne as a place, and how it can contribute towards the achievement of net zero carbon.
- The relationship with Cambourne and Bourn Airfield, and how to make the area more sustainable, through the mix of services, employment and transport opportunities offered by the area as whole.
- The economic role of the place, and which employment sectors would benefit from the location to support the needs of the Greater Cambridge economy.
- How the place will develop over time, and the infrastructure needed to support different stages during its development.
- Making effective connections within the new development and with Cambourne for public transport and active travel, as well as connections to surrounding villages so they can also benefit.
- Be structured around and have local and district centres that can meet people's day to day needs within walking distance, including responding to changing retail and working patterns
- How it can help deliver the Western Gateway Green Infrastructure project, and in doing so positively engage with its landscape setting, as well as recreation and biodiversity enhancement opportunities such as woodland planting.

- Take opportunities to reduce flood risk to surrounding areas, that take innovative solutions to the management and reuse of water.

The following existing allocation for a new mixed-use development at Cambourne West is proposed to be carried forward, but to be expanded to include the full extent of the planning permission:

- SS/8: Cambourne West

A map showing the boundary of this allocation can be found at the end of this document.

Why is this policy needed?

Cambourne has been identified as the location for a new railway station as part of the East West Rail scheme to connect Oxford with Cambridge and potentially beyond. Along with the Cambourne to Cambridge public transport scheme being brought forward by the Greater Cambridge Partnership, it provides an opportunity to consider how further development could make the most of these connections, but also make the overall Cambourne area a more sustainable place. National planning policy says that plan making should look to the opportunities provided by major new infrastructure.

It is important to recognise that our evidence says that large scale development at Cambourne would have landscape impacts and that these would be hard to address. However, when considered in the context of the significant economic and carbon benefits of locating development at the proposed new rail station at Cambourne, it is considered that the benefits are likely to outweigh the level of landscape harm. This will be explored further as part of preparing the draft local plan, but the Councils are clear that development will need to be a landscape led scheme to minimise impacts in the wider landscape and to have a focus both on place making for the expanded town, and delivery of the wider vision for green infrastructure set out in the plan, including supporting the objectives for Strategic Green Infrastructure Initiative 8: Western gateway multifunctional Green Infrastructure corridors (see BG/GI Green Infrastructure).

Identifying the area for additional development should not simply be about delivering more housing. It needs to explore how this area including Cambourne and Bourn Airfield and nearby villages will function as a place, and its relationship with Cambridge, in order to enhance its sustainability. This means looking at a mix of services, facilities and employment in the area, and planning new development to enhance the role of the place. It means looking at connections between places within the area, so these opportunities are shared and reliance on private car travel is reduced.

National planning policy allows for longer term growth in plans to be identified as broad locations, where the exact quantity, locations and design will be defined through future

plan reviews. Given that the East West Rail route and station location at Cambourne have yet to be confirmed, it is too early to identify a specific development area and amount of development.

What consultation have we done on this issue?

There was no specific consultation on this issue in the First Conversation consultation, but we did ask for views about focusing development on transport corridors. There was broad support for this approach, and focusing development at public transport nodes.

What alternatives did we consider?

No Policy – Alternatives to allocating development around Cambourne were considered as part of consideration of alternative Strategic Spatial Options

Supporting topic paper and evidence studies

Greater Cambridge Local Plan: Topic paper 1: Strategy

Existing policies in adopted 2018 Local Plans

South Cambridgeshire Local Plan 2018

- Policy SS/8: Cambourne West

Policy S/NS: Existing new settlements

What will this policy do?

Confirm that the three new settlements of Northstowe, the new town north of Waterbeach, and Bourn Airfield new village, will continue to be developed during the period of the new Local Plan and beyond. Policies will provide a context for their development.

Proposed policy direction

The Local Plan will carry forward the existing allocations for the following new settlements in the 2018 South Cambridgeshire Local Plan:

- SS/5 Northstowe
- SS/6 Land north of Waterbeach
- SS/7 Bourn Airfield

A map showing the boundary of this allocation can be found at the end of this document.

The detailed policy wording will be reviewed as may be appropriate in the new Local Plan, including amending capacity assumptions where necessary to reflect planning permissions. The Northstowe Area Action Plan will remain part of the development plan, although standards adopted in the new Local Plan will apply to future applications. The Supplementary Planning Documents for Land north of Waterbeach and Bourn Airfield will be carried forward.

Our evidence says that it is reasonable to assume that annual delivery rates at Northstowe and Waterbeach will be higher than so far relied on, meaning that more of the planned homes will be completed in the plan period, with less to follow after 2041.

Notwithstanding, the updated policies will provide positive opportunities for enhanced development densities around transport hubs, whilst taking account of other policies in the plan. This could result in additional development over and above that currently permitted but at this stage no further development is assumed in the housing supply from this potential additional source.

Why is this policy needed?

To provide a context for the ongoing development of existing planned new settlements during the plan period. Early phases of Northstowe are under construction. The new settlements on Land north of Waterbeach and at Bourn Airfield have gained, or the council has resolved to grant, planning permission. However, for all three new settlements there will be detailed stages of the planning process happening over years to come. The policy context provided by the 2018 Local Plan is still needed.

Planning permissions for the new settlements of Waterbeach and Bourn Airfield include trip budgets and processes in place to monitor transport impacts to ensure that transport impacts are mitigated as each stage of development is built. This approach will continue to apply.

The new settlements will be built over the life of the new plan, and well beyond. During that time as sustainable transport links are completed and improved, there may be opportunities to increase densities in areas with good access to these transport hubs, and the plan should be supportive of this, subject to other policies in the plan.

What consultation have we done on this issue?

We did not ask any specific questions in the First Conversation on this issue. However, we did ask about creating further new settlements as part of the development strategy, and a number of comments highlighted that we should focus on completing these existing new settlements. We received some proposals in the call for sites for further new settlements, but as set out the development strategy (S/DS) we do not think further new settlements should be part of the development strategy

What alternatives did we consider?

No policy, rely on district wide policies for these areas – Not considered a reasonable alternative, as it is considered that area specific detail needs to be included in the new plan.

Supporting topic paper and evidence studies

Greater Cambridge Local Plan: Topic paper 1: Strategy

Existing policies in adopted 2018 Local Plans

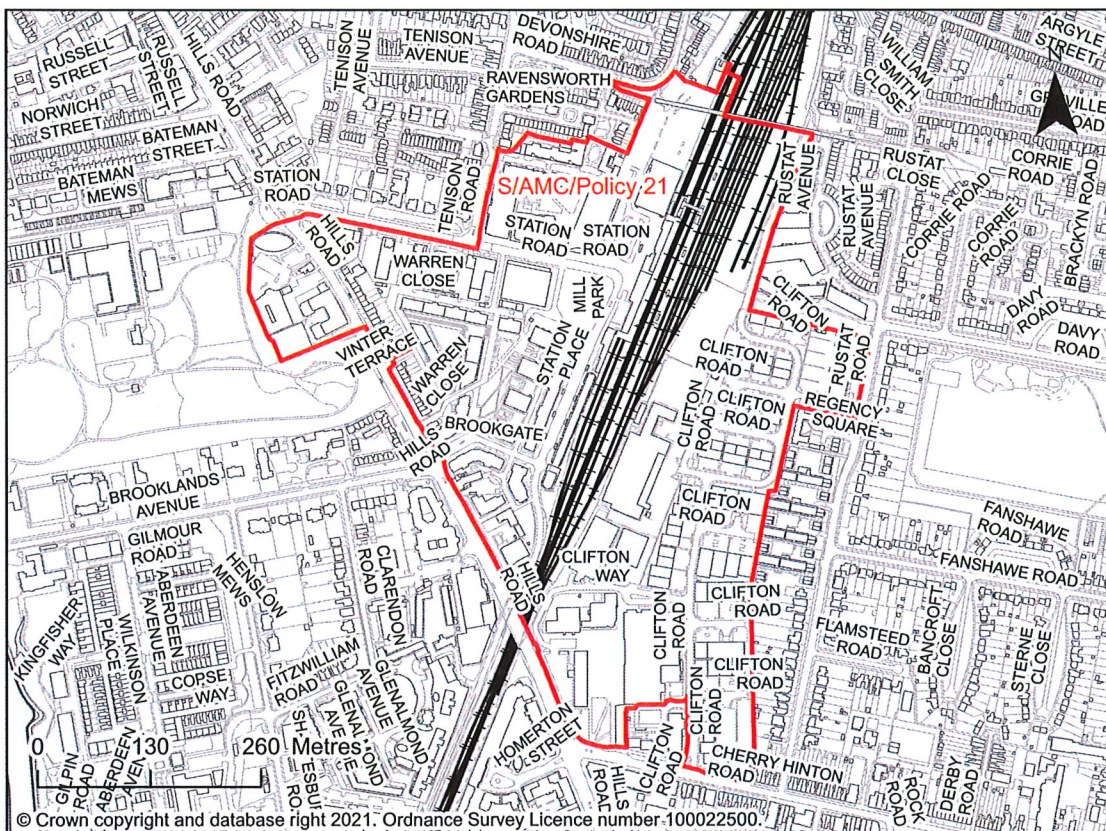
Northstowe Area Action Plan 2007 (all policies)

South Cambridgeshire Local Plan 2018

- Policy SS/5: Northstowe Extension
- Policy SS/6: Waterbeach New Town
- Policy SS/7: New Village at Bourn Airfield

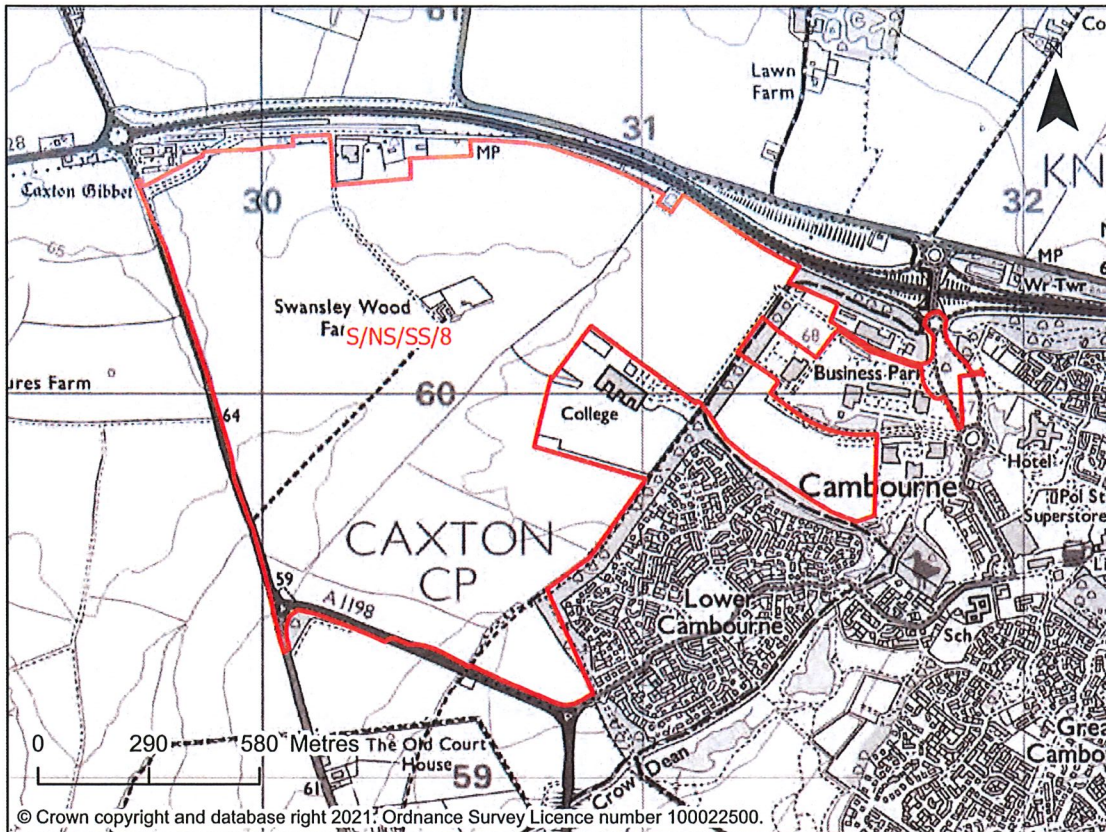
Appendix 1: Maps of allocations, opportunity areas, areas of major change and policy areas proposed to be carried forward from the adopted 2018 Local Plans

Cambridge urban area

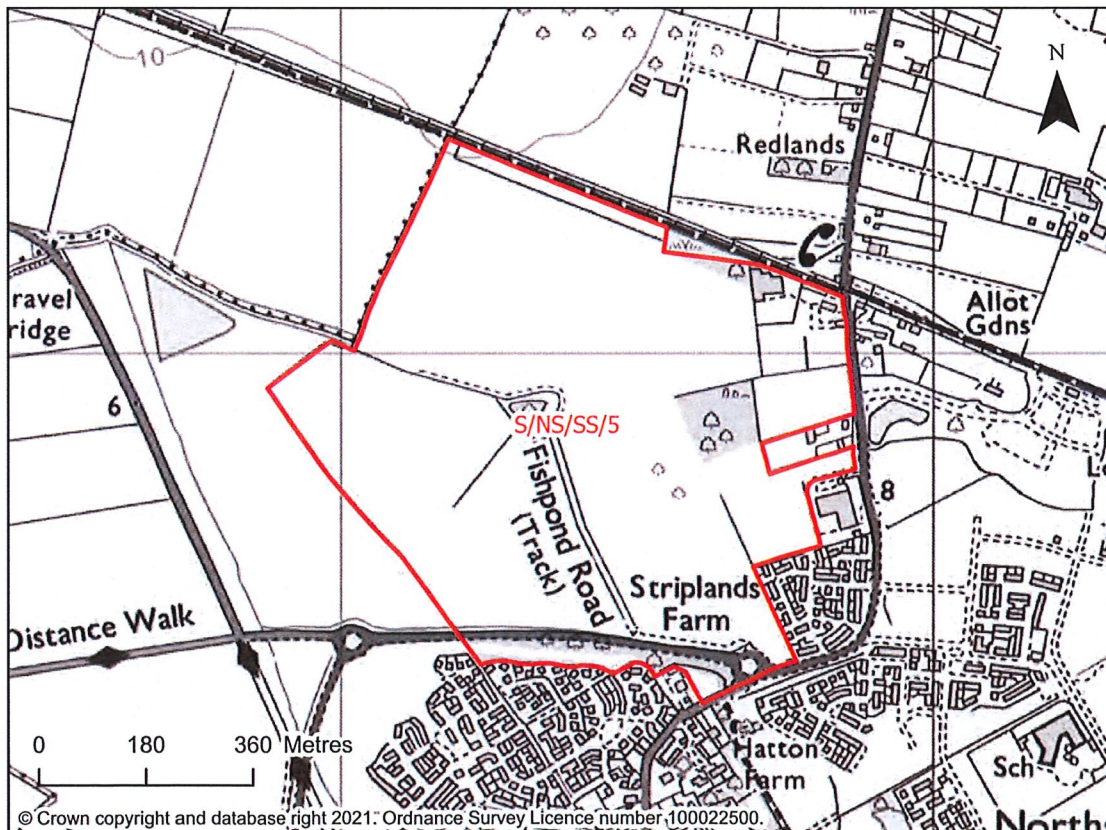


S/AMC/Policy 21: Station Areas West and Clifton Road

New settlements



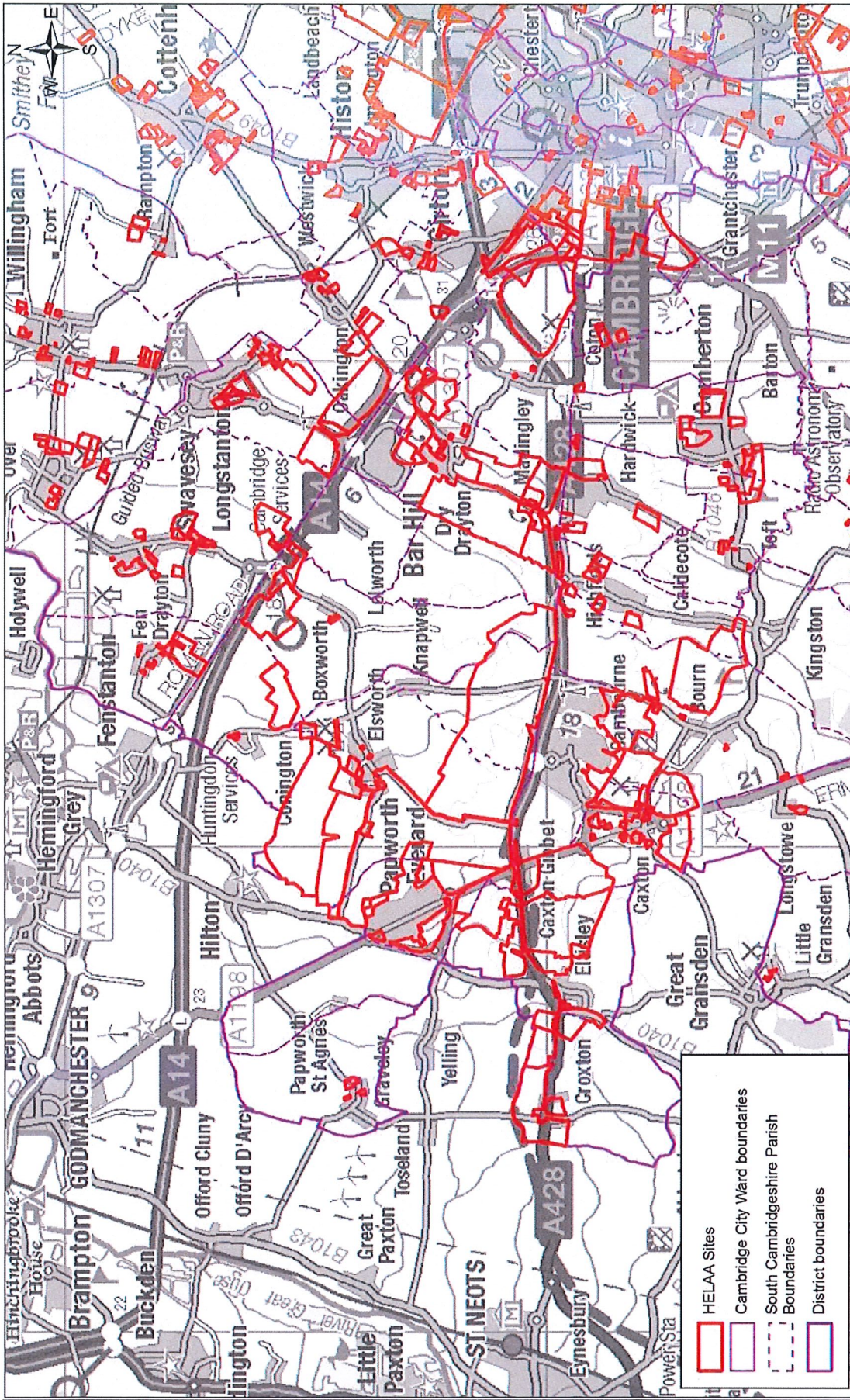
S/NS/SS/8 Cambourne West



S/NS/NS/3-SS/5 Northstowe

Greater Cambridge HELAA (2021)

Appendix 1: List of all sites



HELAA Sites - North West

Date:	27 August 2021
Produced by:	PPSE Team
	Greater Cambridge Shared Planning
Scale:	1:100,000 @ A4

