



## **RD/MC/100**

Examination into the Soundness of the  
Cambridge Local Plan and  
South Cambridgeshire Local Plan

## **Proposed Modifications arising from the Government's Written Ministerial Statements**

Cambridge City Council and  
South Cambridgeshire District Council

November 2015

## **Executive Summary**

Since submission of Cambridge and South Cambridgeshire Local Plans Government has published number of Written Ministerial Statements (WMS) which can affect plan policies. In May the Inspectors' asked the Councils to consider the WMS and propose plan modifications to ensure compliance. The Inspectors highlighted two WMS which covered a range of matters including affordable housing, climate change and residential space standards. The WMS from 28 November 2014 included Section 106 obligations which should not be sought from small scale sites (10 houses and under) – this has since been quashed by Judicial Review so no modifications are proposed (but at the time of writing the Judicial Review is subject to an appeal from Government).

Subsequent work by the Councils has been more comprehensive than the two WMS identified by the Inspectors and also considered other Government announcements revising national planning policy. These include announcements on sustainable drainage systems, starter homes, onshore wind turbines, travellers and self build homes.

Modifications have been proposed to respond to these issues as appropriate to each Local Plan. Where appropriate these have been appraised and viability considered as part of further work on Sustainability Appraisal.

The Councils intend to undertake further work in relation to accessibility standards and residential space standards for new housing – we will feed this into the Examination at an appropriate stage as appropriate.

## **Summary of proposed main modifications to the Cambridge Local Plan**

- Amend Policy 27: Carbon reduction, community energy networks, sustainable design and construction and water use –
  - Removal of requirements related to the achievement of the Code for Sustainable Homes for new residential development. As a result of the Housing Standards Review, the Code has now been abolished and Local Planning Authorities are no longer able to set specific construction standards for residential development.
  - Amendment of the water efficiency standard to reflect the new national technical standard of 110 litres/person/day
- Delete Policy 28: Allowable Solutions for zero carbon development and Supporting text paragraphs 4.13 – 4.16
- Amend Policy 29: Renewable and low carbon energy generation – The proposed modification is required to ensure that the plan is consistent with changes to national planning policy on wind turbines.
- Amend Policy 45: Affordable housing and dwelling mix to make reference to starter homes.
- Amend Policy 50: Residential space standards to make reference to the Government's option technical standard for residential space.

**Summary of proposed main modifications to the South Cambridgeshire Local Plan**

- Amend Policy CC/2: Renewable and low carbon energy generation –
  - Part of policy now specifically excludes proposals for wind turbines;
  - New section about wind turbines – removal of 2km distance and replace with government guidance – need to have support of local community.
- Amend Policy CC/4 Sustainable Design and Construction and Policy H/4 Fen Drayton Former Land Settlement Association Estate
  - Removal of mention of Code for Sustainable Homes
  - Revise water efficiency
- Amend Policy CC/8: Sustainable Drainage Systems
  - Includes mention of new SuDS guidance.
- Amend Policy H/8: Housing Mix
  - Include need to provide for starter homes and people wishing to build their own home
  - Include need for developers to supply plots for self and custom builders
  - Supporting text to encourage self build.
- Amend supporting text to Traveller and Gypsy policies to update new and revoked guidance.

## 1. Introduction

- 1.1 Since the submission of the Cambridge and South Cambridgeshire Local Plans, the Government has published a number of Written Ministerial Statements, which may affect the policies contained within the Cambridge and South Cambridgeshire Local Plans.
- 1.2 In their [letter of 20 May 2015](#), the Inspectors examining the Local Plans asked the Councils to consider the Written Ministerial Statements and propose any necessary modifications to the Local Plans to ensure compliance. As a result, an audit of the Written Ministerial Statements has been undertaken by the Councils.
- 1.3 The Written Ministerial Statements specifically highlighted by the Inspectors in their letter were made by Brandon Lewis MP on 28 November 2014 and Eric Pickles on 25 March 2015. In addition to these Written Ministerial Statements, the Councils have considered other recent announcements in their audit of revisions to national planning policy. Where appropriate, modifications to policies have been put forward and appraised as part of the further work on the Sustainability Appraisal and additional viability work.

## 2. The Written Ministerial Statements and other announcements

- 2.1 The relevant written ministerial statements and other announcements are as follows:
  - [28 November 2014 – Written Ministerial Statement from the Minister of State for Housing and Planning](#). Topics covered of relevance to local plan policies include provision of affordable housing on small sites (less than 10 dwellings).
  - [18 December 2014 – Written Ministerial Statement from the Secretary of State for Communities and Local Government \(Eric Pickles\) – Sustainable Drainage Systems](#) – covers the new planning regime for the use of sustainable drainage systems in new development
  - [2 March 2015 – Written Ministerial Statement by Brandon Lewis MP DCLG](#) – changing planning policy to enable starter homes for first time buyers.
  - [25 March 2015 – Written Ministerial Statement from the Secretary of State for Communities and Local Government \(Eric Pickles\)](#) – topics covered of relevance to local plan policies include solar energy, car parking, residential space standards, zero carbon standards, water efficiency, accessibility standards with further amendments contained in [HM Treasury, Fixing the foundations – Creating a more prosperous](#)

[nation \(July 2015\)](#) – specifically postponement of national zero carbon policy and abolition of the Allowable Solutions element of zero carbon policy

- [18 June 2015 – Written Statement made by the Secretary of State for Communities and Local Government \(Greg Clark\) – Local planning](#) – covers planning issues related to onshore wind turbines

**Other relevant announcements:**

- 26 March 2015 – Revision to National Planning Practice Guidance – Housing and economic development needs assessment section – Paragraph 21 – Government wanting to enable more people to build their own home. Local Planning Authority should identify demand for custom build in their areas and compile a local list or register of people who want to build their own homes. This relates to the [Self-build and Custom Housebuilding Act 2015](#). The Act requires local planning authorities to compile a register of persons seeking to acquire land. The Act also requires local authorities to have regard to the demand on their local register when exercising their planning and other relevant functions.
- 31 August 2015 - [Planning Policy for Traveller Sites](#) was published, which redefines 'traveller' in planning policy to exclude those who no longer travel permanently.

2.2 The process undertaken to assess the Written Ministerial Statements and propose necessary modifications to the Local Plans was as follows:

- Step 1: Detailed audit and preparation of modifications in light of Written Ministerial Statements;
- Step 2: Ramboll Environ undertook SA of modifications and Dixon Searle undertook viability assessment of proposed modifications;
- Step 3: Amended proposed modifications in light of findings of the SA and viability process where necessary and appropriate;
- Step 4: Proposed modifications taken through committee process.

2.3 In auditing the Written Ministerial Statements, the Councils produced an audit table for both Local Plans, which assessed the requirements set out in the Written Ministerial Statements and the extent to which these requirements gave rise to modifications to the Local Plans.

2.4 The audit table (table 2.1) is provided overleaf.

**Table 2.1:** Audit of Written Ministerial Statements

Relevant Statement and topic	Relevance to Cambridge Local Plan including relevant policy reference	Action required	Relevance to South Cambridgeshire Local Plan including policy reference	Action required.
<b>Written Ministerial Statement 28 November 2014</b>				
In the Reading and West Berkshire Judicial Review in relation to affordable housing thresholds and vacant building credit, Mr Justice Holgate found comprehensively in favour of the Councils on four of the five grounds and has ordered that the relevant part of the NPPG relating to the Written Ministerial Statement of 28 November 2014 be quashed. Accordingly, there are no longer any affordable housing thresholds and no vacant building credit. The Government is appealing this decision and the Councils will continue to monitor the situation and suggest modifications, as necessary.				
<b>Section 106 obligations imposed on small scale developers, custom and self-builders</b> - Affordable housing and small scale sites (10 units or less dwellings and which have a combined gross floor space of no more than 1,000 square metres).	No, as a result of the Judicial Review.	None	No, as a result of the Judicial Review.	None
<b>Section 106 obligations imposed on small scale developers, custom and self-builders – tariff style contributions should not be sought from small scale sites.</b>	No, as this matter is dealt with a part of the development management process.	None	No, as this matter is dealt with a part of the development management process.	None
<b>Section 106 obligations imposed on small scale developers, custom and self-builders</b> - Lower threshold for designated rural areas under Section 157 of the Housing Act.	No	None	No, as a result of the Judicial Review. No designated areas in South Cambridgeshire.	None
<b>Section 106 obligations imposed on</b>	No	None	No	None

Relevant Statement and topic	Relevance to Cambridge Local Plan including relevant policy reference	Action required	Relevance to South Cambridgeshire Local Plan including policy reference	Action required.
<b>small scale developers, custom and self-builders</b> - Changes do not apply to Rural Exception Sites subject to demonstration of sufficient need.				
<b>Section 106 obligations imposed on small scale developers, custom and self-builders</b> - A financial credit, equivalent to the existing gross floorspace of any vacant buildings brought back into lawful use or demolished for redevelopment, should be deducted from the calculation of any affordable housing contributions sought from relevant development schemes.	No, as a result of the Judicial Review.	None	None	No, as a result of the Judicial Review.
<b>Promoting custom and self-build housing</b> - Exemption of custom and self-builders from CIL.	No, as this specifically relates to the application of CIL. This will be addressed as part of the CIL examination.	None	Yes, Policy TI/8: Infrastructure and New Developments	Action: <ul style="list-style-type: none"> <li>• Review supporting text to Policy TI/8 – paragraph 10.42</li> <li>• Review SA and viability testing, if applicable.</li> </ul> See proposed modification PM/SC/10/A set out in Table 3.2.
<b>Getting empty and redundant land and property back into use</b> – reformed permitted development rights to encourage conversion of existing	No, the Local Plan does not make amendments to permitted development rights.	None	No, the Local Plan does not make amendments to permitted	None

Relevant Statement and topic	Relevance to Cambridge Local Plan including relevant policy reference	Action required	Relevance to South Cambridgeshire Local Plan including policy reference	Action required.
buildings.			development rights.	
<b>Getting empty and redundant land and property back into use</b> – exemption of empty buildings being brought back into use (vacant building credit), extensions and home improvements from CIL (also covered in the 25 March 2015 WMS).	No	None	No	None
<b>Written Ministerial Statement 18 December 2014 – Sustainable Drainage Systems.</b>				
Decisions on major planning applications to ensure that sustainable drainage systems for the management of run-off are put in place.	No, this is already covered in detail within policies 31 (Integrated water management and the water cycle) and 32 (Flood Risk).  Note that these policies relate to all scales of development and not just major development given specific drainage issues in the Cambridge area.	None	Yes, Policy CC/8: Sustainable Drainage Systems	Action: <ul style="list-style-type: none"> <li>Review Policy CC/8 and supporting text – paragraph 4.32 and 4.33</li> </ul> See proposed modifications PM/SC/4/G, PM/SC/4/H AND PM/SC/4/I set out in Table 3.2.
Local planning authorities should consult the relevant lead local authority on the management of surface water; satisfy themselves that proposed minimum standards of operation are appropriate and ensure clear arrangements are in place for ongoing maintenance over the lifetime of the	No, these are development management issues. The level of detail required to support applications and specific technical requirements are already covered in	None	No, these are development management issues and are already covered in existing draft policies. ( Policy CC/8 Sustainable Drainage Systems:	None



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development.	<p>detail within policies 31 (Integrated water management and the water cycle) and 32 (Flood Risk).</p> <p>Note that these policies relate to all scales of development and not just major development given specific drainage issues in the Cambridge area.</p>		Policy CC/9: Managing Flood Risk)	
<b>Written Ministerial Statement on Starter Homes – 2 March 2015</b>				
<ul style="list-style-type: none"> <li>Local planning authorities should not seek section 106 affordable housing and tariff-style contributions on starter homes</li> <li>Starter homes should be exempt from the Community Infrastructure Levy to enable developers to help deliver the discounted sale price</li> </ul>	Yes, Policy 45: Affordable housing and dwelling mix	<p>Action:</p> <ul style="list-style-type: none"> <li>Review policy and its supporting text;</li> <li>Review SA and viability testing, if applicable.</li> </ul> <p>See proposed modification PM/CC/6/A set out in Table 3.1.</p> <p>Any exemption from CIL will be addressed as part of the CIL</p>	Yes, Policy H/8: Housing Mix, Policy TI/8: Infrastructure and New Developments.	<p>Action:</p> <ul style="list-style-type: none"> <li>Review Policy H/8: Housing Mix and supporting text; paragraph 7.24 and supporting text to Policy TI/8: Infrastructure and New Development paragraph 10.42</li> <li>Review SA and viability testing, if applicable.</li> </ul> <p>See proposed</p>

Relevant Statement and topic	Relevance to Cambridge Local Plan including relevant policy reference	Action required	Relevance to South Cambridgeshire Local Plan including policy reference	Action required.
		examination.		modifications PM/SC/7/D, PM/SC/7/E, PM/SC/7/F, PM/SC/7/G and PM/SC/10/A set out in Table 3.2.
Planning obligations should be attached to permissions for starter homes on Starter Homes exception sites, requiring that the homes are offered for sale at a minimum of 20% below open market price, to young first time buyers who want to own and occupy a home. They should also prevent the re-sale and letting of the properties at open market value for a 5 year period.	No, this is not of direct relevance as this relates to the development management process.	None	No, this is not of direct relevance as this relates to the development management process.	None
<b>Written Ministerial Statement 25 March 2015</b>				
<b>Solar energy: protecting the local and global environment.</b>	No	None	Yes, Policy CC/2 renewable and low carbon energy generation	Action: <ul style="list-style-type: none"> <li>Amend Policy CC/2: Renewable and Low Carbon Energy Generation – criteria (a) to ensure that consideration is given to the impact of the proposed development on high quality agricultural land</li> </ul>

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				<ul style="list-style-type: none"> <li>Review SA and viability testing, if applicable.</li> </ul> See proposed modification PM/SC/4/C set out in Table 3.2.
<b>Brownfield land; increasing support for councils</b> – Local Development Orders to be in place on more than 90% of brownfield land suitable for new homes by 2020.	No, the process for the production of Local Development Orders is separate from the Local Plan process. The Council has already prioritised previously developed land suitable for residential development as part of the site allocation process.	None	No, the process for the production of Local Development Orders is separate from the Local Plan process. The Council has already prioritised previously developed land suitable for residential development as part of the site allocation process.	None
<b>Green Belt: protecting against inappropriate development</b> – introduction of new evidenced based planning and recovery policy for the green belt to strengthen protection against unauthorised development.	No, Policy 4 (Green Belt) already requires conformity with the NPPF	None	No Policy NH/8: Mitigating the impact of Development in and Adjoining the Green Belt – Supporting texts highlights requirements of NPPF	None
<b>Unauthorised encampments: ensuring fair play in the planning</b>	No, this is an issue for the development	None	No, this is an issue for the development	None

Relevant Statement and topic	Relevance to Cambridge Local Plan including relevant policy reference	Action required	Relevance to South Cambridgeshire Local Plan including policy reference	Action required.
<b>system</b> – updated guidance to be produced on unauthorised encampments.	management process and enforcement against unauthorised development.		management process and enforcement against unauthorised development.	
<b>Unauthorised encampments: ensuring fair play in the planning system</b> – Revocation of the following guidance: DCLG, Local authorities and Gypsies and Travellers: a guide to responsibilities and powers (May 2007) and DCLG, Preparing Regional Spatial Strategy reviews on Gypsies and Travellers by regional planning bodies (May 2007).	Yes, Policy 49: Provision for Gypsies and Travellers	Action <ul style="list-style-type: none"> <li>Review supporting text to reflect guidance has been revoked.</li> <li>Review SA, if applicable</li> </ul> No modifications proposed.	Yes, Policy H/19:Provision for Gypsies and Travellers and Travelling and Policy H/22: Design of Gypsy and Traveller Sites, and Travelling Showpeople Sites	Action <ul style="list-style-type: none"> <li>Review supporting text to reflect guidance has been revoked.</li> <li>Review SA, if applicable.</li> </ul> See proposed modifications PM/SC/7/I and PM/SC/7/J set out in Table 3.2.
<b>Parking provision:</b> abolition of maximum car parking standards and imposition of local parking standards only where there is a clear and compelling justification that it is necessary to manage the local road network.	Yes, Policy 82: Parking management and Appendix L	Action: <ul style="list-style-type: none"> <li>Review policy wording and propose modifications, where appropriate.</li> <li>SA and viability testing, if applicable.</li> </ul> This matter was addressed during	No – South Cambridgeshire Local Plan has a design led parking standard.	None

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		Matter 7 hearings and is dealt with in the Councils' Matter 7 hearing statement. No modifications proposed as a result of assessment.		
<b>Planning applications: streamlining the process.</b>	No, as this is focussed on the development management process.	None	No, as this is focussed on the development management process.	None
<b>Short term lets: championing the shared economy</b> – restriction of Londoners being able to let out their homes on a short-term basis.	No, as this applies to London only.	None	No, as this applies to London only.	None
<b>Planning guidance: making the planning system more accessible</b> – Updating of guidance on a number of topics including hazardous substances to reflect new regulations that were introduced on 1 June 2015.	Yes, Policy 38: Hazardous installations and supporting text.	Action: <ul style="list-style-type: none"> <li>Review updated regulations and guidance in relation to the policy and its supporting text.</li> <li>Propose modifications where appropriate and consider need for review of SA.</li> </ul> No modifications proposed as a result of	Yes, Policy SC/14: Hazardous Installations	Action: <ul style="list-style-type: none"> <li>Review supporting text – paragraph 9.65 to Policy SC/14: Hazardous Installations</li> <li>Review SA, if applicable.</li> </ul> See proposed modification PM/SC/9/A set out in Table 3.2.

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		assessment.		
<b>Planning guidance: making the planning system more accessible</b> – update planning practice guidance to explain changes to the EIA screening thresholds.	No, as this is a matter for the development management process. The Local Plan does not make any changes to the EIA screening thresholds.	None	No, as this is a matter for the development management process. The Local Plan does not make any changes to the EIA screening thresholds.	None
<b>Planning guidance: making the planning system more accessible</b> – tackling delays in S106 planning obligations negotiations.	No, as this is a matter for the development management process.	None	No, as this is a matter for the development management process.	None
<b>Planning guidance: making the planning system more accessible</b> – Guidance on social housing relief rules under the amended CIL regulations. See <a href="https://www.gov.uk/government/policies/giving-communities-more-power-in-planning-local-development/supporting-pages/community-infrastructure-levy">https://www.gov.uk/government/policies/giving-communities-more-power-in-planning-local-development/supporting-pages/community-infrastructure-levy</a>	No, as this specifically relates to the application of CIL.	None	No, as this specifically relates to the application of CIL.	None
<b>Planning guidance: making the planning system more accessible</b> – production of guidance on supporting the provision of dedicated student accommodation.	Yes, Policy 46: Development of student housing	Action:  No modifications proposed. The Council considers that the plan makes sufficient	No	None

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		provision for student accommodation.		
<b>Planning guidance: making the planning system more accessible</b> – guidance on supporting Build to Rent.	No, as this process (a fund to support those looking to build to rent) sits outside the planning system.	None	No, as this process (a fund to support those looking to build to rent) sits outside the planning system.	None
<b>Planning guidance: making the planning system more accessible</b> – production of guidance on ensuring effective pre-application discussions.	No, as this is relevant to the development management process.	None	No, as this is relevant to the development management process.	None
<b>Planning guidance: making the planning system more accessible</b> – Improving awareness of the New Homes Bonus.	No, as this is not directly relevant to policies contained within the Local Plan.	None	No, as this is not directly relevant to policies contained within the Local Plan.	None

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<p><b>Change of use: supporting brownfield regeneration</b> – new permitted development rights brought forward including allowing change of use between shops and financial and professional services, change of use from business to residential etc. Introduction of new requirement to enable local consideration of a planning application for any change of use to a betting shop or pay day loan shop.</p>	<p>Yes, Policy 41: Protection of business space</p>	<p>Action:</p> <ul style="list-style-type: none"> <li>Review Policy 41 and supporting text;</li> <li>Review SA and viability testing, if applicable.</li> </ul> <p>See proposed modification PM/CC/5/A set out in Table 3.1.</p>	<p>Yes, Policy E/14: Loss of Employment Land to non Employment uses</p>	<p>Action:</p> <ul style="list-style-type: none"> <li>Review Policy E/14 supporting text;- paragraph 8.54 to Policy E/14: Loss of Employment Land to non Employment uses</li> <li>Review SA and viability testing, if applicable.</li> </ul> <p>See proposed modification PM/SC/8/D set out in Table 3.2.</p>
<p><b>Zero carbon homes: supporting small builders</b> – exemption for small housing sites of 10 units or fewer from the allowable solutions element of zero carbon homes standard.</p> <p>Superseded by announcement to scrap allowable solutions in Fixing the foundations: Creating a more prosperous nation (notably Section 9) – July 2015. The chapter on Planning freedoms and more houses to buy included the announcement that the government does not intend to proceed</p>	<p>Yes, Policy 28: Allowable Solutions for zero carbon development</p>	<p>Action:</p> <ul style="list-style-type: none"> <li>Policy to be deleted.</li> </ul> <p>See proposed modification PM/CC/4/H set out in Table 3.1.</p>	<p>Yes, Policy CC/1: Mitigation and Adaption to Climate Change.</p>	<p>Action:</p> <ul style="list-style-type: none"> <li>Delete paragraph 4.12 and amend wording to paragraph 4.19</li> </ul> <p>See proposed modifications PM/SC/4/A and PM/SC/4/F set out in Table 3.2.</p>



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with the zero carbon Allowable Solutions carbon offsetting scheme, or the proposed 2016 increase in on-site energy efficiency standards, but will keep energy efficiency standards under review, recognising that existing measures to increase energy efficiency of new buildings should be allowed time to become established.				
<b>Housing standards: streamlining the system</b> – new national technical standards and water efficiency in new residential development.	Yes, Policy 27: Carbon reduction community energy networks, sustainable design and construction and water use.	Action: <ul style="list-style-type: none"> <li>• Amend requirement in Policy 27 for water efficiency in new residential development from 80 litres/person/day to 110 litres/person/day in line with new national technical standards and the optional water efficiency requirement.</li> <li>• Review relevant supporting text.</li> <li>• Review SA and viability testing, if</li> </ul>	Yes, Policy CC/4: Sustainable Design and Construction	Action: <ul style="list-style-type: none"> <li>• Amend Policy CC/4: Sustainable Design and Construction, section 1 and supporting text paragraph 4.19 to reflect changes in standards.</li> <li>• Review SA and viability testing, if applicable.</li> </ul> <p>See proposed modifications PM/SC/4/E and PM/SC/4/F set out in Table 3.2.</p>

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		<p>applicable.</p> <p>See proposed modifications PM/CC/4/A, PM/CC/4/B, PM/CC/4/C, PM/CC/4/D, PM/CC/4/E, PM/CC/4/F and PM/CC/4/G set out in Table 3.1.</p>		
<p><b>Housing standards: streamlining the system</b> – The new technical standards, accessibility standard expressed within Part of Building Regulations (2015)</p>	<p>Yes, Policy 51: Lifetime Homes and Lifetime Neighbourhoods</p>	<p>Action:</p> <ul style="list-style-type: none"> <li>Amend policy wording and supporting text so that reference is made to the new national technical standards for accessibility.</li> <li>Review SA and viability testing, if applicable.</li> </ul> <p>The Council is currently undertaking further assessment of</p>	<p>Yes, Policy H/8: Housing Mix</p>	<p>Action:</p> <ul style="list-style-type: none"> <li>Amend Policy H/8: Housing Mix and supporting text paragraphs 7.28 and 7.29 to reflect changes to how accessibility is considered in housing mentioning relevant building regulations.</li> <li>Review SA and viability testing, if applicable.</li> </ul> <p>The Council is currently</p>

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		<p>the position in relation to the accessibility standard the need for homes meeting Part M4 (2) Accessible and adaptable buildings and M4(3) wheelchair user dwellings as required by the PPG. The Council will feed this into the Examination at the appropriate stage.</p> <p>However, in the instance of paragraph 6.14 of the Cambridge Local Plan, it is clear that the accessibility standard cannot be applied to student accommodation. As such, the Council has proposed modification PM/CC/6/B to address this.</p>		<p>undertaking further assessment of the position in relation to the accessibility standard the need for homes meeting Part M4 (2) Accessible and adaptable buildings and M4(3) wheelchair user dwellings as required by the PPG. The Council will feed this into the Examination at the appropriate stage.</p>
<p><b>Housing standards: streamlining the system</b> – The new technical standards, residential space standards</p>	<p>Yes, Policy 50: Residential space standards</p>	<p>Action:</p> <ul style="list-style-type: none"> <li>Review policy and supporting text and</li> </ul>	<p>Yes, Policy H/11: Residential Space Standards for Market Housing</p>	<p>Action:</p> <p>The Council is currently undertaking further</p>

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		<p>table to include new nationally described space standards.</p> <ul style="list-style-type: none"> <li>Review SA and viability testing, if applicable.</li> </ul> <p>See proposed modifications PM/CC/6/B, PM/CC/6/C and PM/CC/6/D set out in Table 3.1.</p>		<p>assessment of the position in relation to the optional technical residential space standard and will feed this into the Examination at the appropriate stage</p>
<p><b>Plan making</b> - removal of the Code for Sustainable Homes</p>	<p>Yes, Policy 27 – Carbon reduction community energy networks, sustainable design and construction and water use</p>	<p>Action:</p> <ul style="list-style-type: none"> <li>Remove policy requirement for all new residential development to meet Level 4 of the Code;</li> <li>Review supporting text;</li> <li>Review SA and viability testing, if applicable.</li> </ul> <p>See proposed modifications PM/CC/4/A,</p>	<p>Yes, Policy CC4: Sustainable Design and Construction and H/4: Fen Drayton Former Land Settlement Association Estate</p>	<p>Action:</p> <ul style="list-style-type: none"> <li>Remove reference to Code for Sustainable Homes from Policy CC4: Sustainable Design and Construction (section1) and H/4: Fen Drayton Former Land Settlement Association Estate and supporting text to these policies – paragraph 4.19, 7.17 and 7.18</li> <li>Amend wording to</li> </ul>

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		PM/CC/4/B, PM/CC/4/C, PM/CC/4/D, PM/CC/4/E, PM/CC/4/F and PM/CC/4/G set out in Table 3.1.		<p>reflect revised requirements</p> <ul style="list-style-type: none"> <li>Review SA and viability testing, if applicable.</li> </ul> <p>See proposed modifications PM/SC/4/F, PM/SC/7/A, PM/SC/7/B, PM/SC/7/C and PM/SC/7/C set out in Table 3.2.</p>
<b>Plan making</b> – consider existing plan policies on technical housing standards and update them as appropriate	No. Relevant policies in the North West Cambridge or the Cambridge East Area Action Plan could be reviewed as part of any review of the Area Action Plans.	None	No. Relevant policies in the Northstowe, Southern Fringe, North West Cambridge Area Action Plan, and Cambridge East Area Action Plans could be reviewed as part of any review of the Area Action Plans.	None
<b>Plan making:</b> performance in new dwellings. Local Planning Authorities able to continue to set energy performance standards that exceed the requirements of Building Regulations until the introduction of zero carbon	Yes, Policy 27 – Carbon reduction community energy networks, sustainable design and construction and water use	Action: <ul style="list-style-type: none"> <li>Amend post 2016 requirement so that it is clear that this will only apply until</li> </ul>	Yes, Policy CC/4: Sustainable Design and Construction.	Action: <ul style="list-style-type: none"> <li>Amend Policy CC/4: Sustainable Design and Construction. and supporting text</li> </ul>

Relevant Statement and topic	Relevance to Cambridge Local Plan including relevant policy reference	Action required	Relevance to South Cambridgeshire Local Plan including policy reference	Action required.
homes policy in late 2016.		<p>commencement of the amendments to Section (1) (c) of the Planning and Energy Act 2008. development;</p> <ul style="list-style-type: none"> <li>• Review supporting text;</li> <li>• Review SA and viability testing, if applicable.</li> </ul> <p>See proposed modifications PM/CC/4/A, PM/CC/4/B, PM/CC/4/C, PM/CC/4/D, PM/CC/4/E, PM/CC/4/F and PM/CC/4/G set out in Table 3.1.</p>		<p>paragraph 4.19 to reflect change in approach;</p> <ul style="list-style-type: none"> <li>• Review SA and viability testing, if applicable.</li> </ul> <p>See proposed modifications PM/SC/4/E and PM/SC/4/F set out in Table 3.2.</p>
<b>Plan making</b> – measures related to flood resilience and resistance and external noise will remain a matter to be dealt with through the planning process, in line with the existing national policy and guidance.	Already covered in policies 31 (integrated water management and the water cycle), 32 (flood risk) and 35 (protection of human health from noise and	None	Already covered in Policies CC/8: Sustainable Drainage Systems; Policy CC/9: Managing Flood Risk and Policy SC/11: Noise Pollution	None

Relevant Statement and topic	Relevance to Cambridge Local Plan including relevant policy reference	Action required	Relevance to South Cambridgeshire Local Plan including policy reference	Action required.
	vibration).			
<b>Decision taking, transition and compliance</b>	No, this relates specifically to the granting of planning permission in relation to the new national technical standards and existing plan policies related to the Code for Sustainable Homes – policy changes required picked up above.	None	No, this relates specifically to the granting of planning permission in relation to the new national technical standards and existing plan policies related to the Code for Sustainable Homes – policy changes required picked up above.	None
<b>Written Ministerial Statement on Wind Energy 18 June 2015</b>				
<p>When determining applications for wind energy development involving one or more wind turbines, Local Planning Authorities should only grant permission:</p> <ul style="list-style-type: none"> <li>• The development site is an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and</li> <li>• Following consultation, it can be demonstrated that the planning impacts identified by affected communities have been fully addressed and therefore the proposal has their backing.</li> </ul>	Yes, Policy 29: Renewable and low carbon energy generation.	<p>Action:</p> <ul style="list-style-type: none"> <li>• Modify text to refer to the Written Ministerial Statement on wind energy</li> <li>• Add reference in supporting text to wind resource mapping carried out as part of the Decarbonising Cambridge Study has shown that wind energy is not technically feasible</li> </ul>	Yes, Policy CC/2: Renewable and low carbon energy generation.	<p>Action:</p> <ul style="list-style-type: none"> <li>• Revise Policy CC/2: Renewable and low carbon energy generation. By deleting section 2 and replacing with words to reflect changes in how applications for wind turbine developments will be determined.</li> <li>• Review SA and viability testing, if applicable.</li> </ul>

Relevant Statement and topic	Relevance to Cambridge Local Plan including relevant policy reference	Action required	Relevance to South Cambridgeshire Local Plan including policy reference	Action required.
Suitable areas for wind energy development will need to have been allocated clearly in a Local Plan or Neighbourhood Plan – it will not be sufficient to just map wind resource areas.		<p>in Cambridge due to the built up nature of the authorities area and the impact this has on wind speeds.</p> <ul style="list-style-type: none"> <li>Review SA, if applicable</li> </ul> <p>See proposed modifications PM/CC/4/I and PM/CC/4/J set out in Table 3.1.</p>		See proposed modifications PM/SC/4/B and PM/SC/4/D set out in Table 3.2.
<b>Self-build and Custom Housebuilding Act 2015. - March 2015</b>				
National planning policy and practice guidance make it clear that Local Planning Authority should identify demand for custom build in their areas and make provision in their local plans. In March 2015, Parliament passed the Self-build and Custom Housebuilding Act 2015. The Act requires local planning authorities to compile a register of persons seeking to acquire land. The Act also requires local authorities to have regard to the demand on their local register when exercising their planning and other relevant functions.	Yes, Policy 3: Spatial strategy for the location of residential development	<p>Action:</p> <p>The Council is aware of its duty in relation to compiling a register of persons seeking to acquire land. The Council will monitor the progress of the Housing and Planning Bill and will feed any changes relating to Self-build and Custom Housebuilding into the Examination at the appropriate stage.</p>	Yes – Policy H/8: Housing Mix	<p>Action:</p> <ul style="list-style-type: none"> <li>Amend policy and supporting text to allow for sites to come forward for self and customer builders.</li> <li>Amend glossary to include self and custom build.</li> <li>Review SA and viability testing, if applicable.</li> </ul> <p>See proposed modifications PM/SC/7/D,</p>



Relevant Statement and topic	Relevance to Cambridge Local Plan including relevant policy reference	Action required	Relevance to South Cambridgeshire Local Plan including policy reference	Action required.
				PM/SC/7/E, PM/SC/7/F, PM/SC/7/G and PM/SC/G/A set out in Table 3.2.
<b>Planning Policy for Travellers Sites : 31 August 2015</b>				
<p>The Government published new <a href="#">Planning Policy for Traveller sites in August 2015</a> which should be read in conjunction with the National Planning Policy Framework. The new planning policy document redefines 'traveller' in planning policy to exclude those who no longer travel permanently. The glossary contains this revised meaning in Annex1 page 9 of the publication. Within this document existing good practice guidance on designing Traveller sites was withdrawn.</p>	No	None	Yes	<p>Action:</p> <ul style="list-style-type: none"> <li>• Amend glossary for definition of traveller</li> <li>• Amend supporting text where applicable to remove mention of withdrawn guidance.</li> <li>• Audit trail to be updated.</li> </ul> <p>See proposed modifications PM/SC/7/I, PM/SC/7/J and PM/SC/G/B set out in Table 3.2.</p>

### 3. Proposed Modifications

3.1 Tables 3.1 and 3.2 below set out the proposed modifications to the Cambridge and South Cambridgeshire Local Plans respectively as a result of the Councils' audit of the requirements set out in the Written Ministerial Statements. The tables provide the reasons for the proposed modifications. The following format has been used to denote modifications:

- Underlined text = new text suggested in light of the Written Ministerial Statements
- ~~Strike through text~~ = text proposed for removal in light of the Written Ministerial Statements

3.2 The modifications are set out in plan order for each Local Plan. Where it has not been possible to show tables within the table, modifications are set out below each Council's respective table of modifications. Minor modifications put forward when the Local Plans were submitted to the Inspector have been incorporated into these new proposed modifications.

3.3 The tables also identify whether the modifications are considered to be main or minor modifications. Main modifications are those that materially affect the policies in the submitted Local Plans, which are required to ensure that the plans are sound and legally compliant. Modifications are considered to be minor where they will not impact upon the intent or interpretation of the plans, or go to the heart of whether the plan is 'sound' or not. The minor changes outlined are often made to supporting text and are necessary, due to alterations to associated policy wording in response to changes to national policy as set out in the various Written Ministerial Statements.

**Table 3.1: Proposed Modifications to Cambridge Local Plan 2014: Proposed Submission in response to Written Ministerial Statements**

Policy / Paragraph	Local Plan Page	Proposed Modification to the Cambridge Local Plan	Reason for modification	Proposed Modification Number	Main or minor modification
<b>Policy 27: Carbon reduction, community energy networks, sustainable design and construction, and water use</b>	101 - 103	See revised policy wording on pages 48-50 (This policy includes an amended table, which does not function effectively within the modifications table).	As a result of the Housing Standards Review and the associated Written Ministerial Statement published on 25 March 2015, the following changes to the policy are required: <ul style="list-style-type: none"> <li>Removal of requirements related to the achievement of the Code for Sustainable Homes for new residential development. As a result of the Housing Standards Review, the Code has now been abolished and Local Planning Authorities are no longer able to set specific construction standards for residential development.</li> </ul>	PM/CC/4/A	Main modification required to ensure that the plan is consistent with changes to national planning policy
<b>Table 4.1</b>	103 - 105	See revised wording on pages 50-52	<ul style="list-style-type: none"> <li>Amendment of the water efficiency standard to reflect the new national technical standard of 110 litres/person/day, giving consideration to the requirements set out in paragraph 56-015-20150327 of the Planning Practice Guidance related to evidence of need.</li> </ul>	PM/CC/4/B	

Policy / Paragraph	Local Plan Page	Proposed Modification to the Cambridge Local Plan	Reason for modification	Proposed Modification Number	Main or minor modification
<b>Paragraph 4.6</b>	107	This policy also sets out requirements in relation to sustainable construction standards, <u>and carbon reduction for non-residential development and water efficiency for both residential and non-residential development</u> . The achievement of national targets for the reduction of carbon emissions <sup>1</sup> will require action across all sectors of energy use. Within Cambridge, this will involve balancing the overall increase in emissions associated with new development against the opportunities that these new developments offer for reducing carbon and greenhouse gas emissions, through measures such as improving energy efficiency and the provision of on-site renewable and low carbon energy generation. A high standard of construction in new development is therefore important if the United Kingdom is to meet its legally binding carbon reduction targets.	The Council is seeking to implement the new national standard given the levels of water stress facing the city, as set out in the Cambridge Water Company Resources Management Plan (RD/CC/100 and RD/CC/090) and the evidence contained in the Council's audit trail (RD/Sub/C/080, pages 281 - 283). In order to secure long term sustainable development, it will be important to ensure that all new development implements water efficiency measures. This level of water efficiency has been subject to viability testing as part of the Councils' updated Viability work and has been found to be viable. It should, however, be noted that concern remains that the level associated with the national technical standard may not be sufficient to ensure a long-term sustainable supply of water, which has the potential to affect the levels of growth sought through the plan bearing in mind the requirements set out in paragraph 162 of the NPPF. This paragraph requires local planning authorities to work with other authorities and providers to assess various types of	PM/CC/4/C	Main modification to ensure consistency with modified policy wording.

<sup>1</sup> The Climate Change Act 2008 contains a statutory target of securing a reduction in carbon dioxide levels of 80% below 1990 levels by 2050, with an interim target of 34% reduction by 2020

Policy / Paragraph	Local Plan Page	Proposed Modification to the Cambridge Local Plan	Reason for modification	Proposed Modification Number	Main or minor modification
			infrastructure, including water supply, and its ability to meet forecast demands. The approach previously put forward in the Cambridge Local Plan 2014: Proposed Submission was considered to be the only approach that would ensure that there would be a sustainable supply of water post 2031, in line with the findings of Cambridge Water's Resource Management Plan. Indeed at the Issues and Options Stage, Cambridge Water objected to all other levels of water efficiency on the basis that these would not be sufficient to ensure sustainability of supply. The level of water efficiency originally sought through the Cambridge Local Plan 2014: Proposed Submission (80 litres/person/day) had been found to be viable through the Council's viability work (RD/T/200) and had the full support of Cambridge Water, Anglian Water and the Environment Agency. In light of the water stress issues facing Cambridge, the Council considers it important that flexibility be included within the plan so	PM/CC/4/D	
<b>Paragraph 4.7</b>	107 - 108	Nationally described sustainable construction standards have been developed for <del>new homes (the Code for Sustainable Homes, CfSH) and new non-residential buildings (the BRE Environmental Assessment Method, BREEAM). Alongside these standards sits the Government's zero carbon policy agenda, which requires all new homes to be zero carbon by 2016, and all non-residential buildings to be zero carbon by 2019, with public buildings leading the way in 2018.</del>			

Policy / Paragraph	Local Plan Page	Proposed Modification to the Cambridge Local Plan	Reason for modification	Proposed Modification Number	Main or minor modification
<b>Paragraph 4.8</b>	108	<p>There are many approaches that can be taken to meeting the construction standards required by this policy, <del>including construction methods such as Passivhaus Standard.</del> The Council will be supportive of innovative approaches to meeting and exceeding the standards set out in the policy. <del>Where other construction standards are proposed for new developments, for example Leadership in Energy and Environmental Design (LEED), these will be supported, provided that it can be demonstrated that they are broadly in line with the standards set out above, particularly in relation to carbon reduction and water efficiency.</del> <u>While there are no nationally described standards for residential development, the Council will be supportive of schemes that seek to utilise standards such as the BRE's Home Quality Mark, the Passivhaus Standard or Leadership in Energy and Environmental Design (LEED).</u> The development of bespoke</p>	<p>that should changes to the national technical standards enable the setting of more stringent water efficiency requirements, this should be able to come forward. Appropriate wording is suggested above at paragraph 4.9.</p> <ul style="list-style-type: none"> <li>In terms of energy performance in new dwellings, the Written Ministerial Statement makes it clear that local planning authorities are able to continue to set energy performance standards that exceed the requirements of Building Regulations until the commencement of the amendments to the Planning and Energy Act 2008.. These standards should be set at a level equivalent to the energy performance requirements of Level 4 of the Code for Sustainable Homes. As such, it is suggested that the existing policy wording of Policy 27 be retained in so far as it requires energy performance/carbon reduction associated with Code Level 4 up until 2016 and that these standards continue to be sought post 2016, with reference made in the policy to them remaining in place until commencement of the amendments to Section (1) (c) of the Planning and Energy Act 2008. This is in light of evidence contained in the Decarbonising Cambridge</li> </ul>	PM/CC/4/E	Main modification to ensure consistency with modified policy wording.

Policy / Paragraph	Local Plan Page	Proposed Modification to the Cambridge Local Plan	Reason for modification	Proposed Modification Number	Main or minor modification
		<u>standards for new housing and non-residential development would also be supported.</u>	<p>Study (RD/CC/250) and the Council's viability work (RD/T/200) that this standard was both technically feasible and viable.</p> <p>Given the announcement to postpone national zero carbon policy for new non-residential development from 2019, modifications are also proposed to the carbon reduction being sought for new non-residential development. It is proposed that given BREEAM 'excellent' is being proposed as the construction standard for such development, which includes minimum standards related to reduction of energy use and carbon emissions, these minimum standards are referenced in this policy rather than referring to Building Regulations, which will now not be changed. This approach also satisfies a representation made by the University of Cambridge in their response to the Proposed Submission Local Plan (representation number 26620).</p> <p>All other aspects of the policy are retained as these are not directly impacted by the Housing Standards Review or Written Ministerial Statements and play an important role in enabling applicants to demonstrate how their proposals meet the principle of sustainable development. In addition some elements of the policy relate to specific legal duties placed</p>		
<b>Paragraph 4.9</b>	108	<p>It may be possible in some areas for development to exceed the policy requirements set out above. For example, developments located within the strategic district heating area may be able to achieve higher levels of carbon reduction than set out in policy, <del>which in turn could lead to higher construction standards being achievable.</del> In order to maximise opportunities to exceed minimum policy requirements, developers will be encouraged to engage with the Council from an early stage through pre-application discussions. The policy will also be reviewed periodically so that it can be updated to reflect any significant changes to construction standards <u>and the national</u></p>		PM/CC/4/F	Main modification to ensure consistency with modified policy wording.

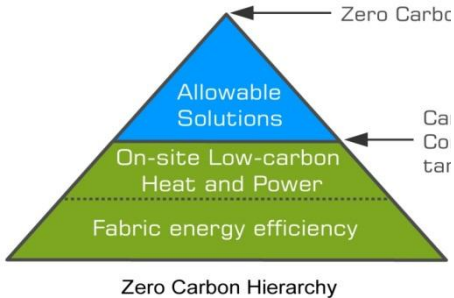
Policy / Paragraph	Local Plan Page	Proposed Modification to the Cambridge Local Plan	Reason for modification	Proposed Modification Number	Main or minor modification
		<u>technical standards.</u>	on local planning authorities, for example the requirements set out in the Planning Act related to climate change adaptation and mitigation and the requirement set out in paragraph 94 of the NPPF which requires local planning authorities to adopt "proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations".		
<b>Para 4.10</b>	108	<del>Where redevelopment/refurbishment of existing buildings is proposed, the development of bespoke assessment methodologies to assess the environmental impact of the proposals for submission with the planning application will be supported.</del>	This change relates to changes to Policy 27 and is suggested to clarify the approach to redevelopment of existing buildings. This modification was proposed as PM/4/003 as part of the Addendum to the Cambridge Local Plan 2014: Proposed Submission document (July 2013) – Schedule of Proposed Changes following Proposed Submission Consultation (RD/Sub/C/050).	PM/CC/4/G	Main modification to provide clarity.
<b>Policy 28 and Supporting Text (paragraphs 4.13 – 4.16)</b>	109 - 111	<p><b>Policy 28: Allowable solutions for zero carbon development</b></p> <p><del>Where compliance with national zero carbon policy necessitates the use of the allowable solutions framework (ASF), developers will have the option to:</del></p>	As part of the 2015 budget, the Treasury published a document called Fixing the Foundations: Creating a more prosperous nation. As part of this, the Government announced that it did not intend to proceed with the zero carbon Allowable Solutions carbon offsetting scheme. As such, the Council proposes the deletion of policy 28, which was based on the introduction of Allowable Solutions as part of national zero carbon policy	PM/CC/4/H	Main modification required to ensure that the plan is consistent with changes to national planning



Policy / Paragraph	Local Plan Page	Proposed Modification to the Cambridge Local Plan	Reason for modification	Proposed Modification Number	Main or minor modification
		<p><del>a. deliver their own allowable solutions locally;</del></p> <p><del>b. make a contribution to the Cambridgeshire Community Energy Fund; or</del></p> <p><del>c. offset via third-party allowable solutions providers into a project selected from a local Energy Efficiency and Renewable and Low Carbon Energy Infrastructure Projects List.</del></p> <p><del>The Cambridgeshire Community Energy Fund will be used to invest in energy efficiency and renewable/low carbon energy projects that have direct benefit for Cambridgeshire. Projects for investment will be identified and form part of an energy efficiency and renewable and low carbon energy infrastructure projects list, which would then be used as the basis for allocating</del></p>	<p>in 2016.</p>		<p>policy</p>

Policy / Paragraph	Local Plan Page	Proposed Modification to the Cambridge Local Plan	Reason for modification	Proposed Modification Number	Main or minor modification
		<p>developers' allowable solutions contributions.</p> <p><b>Supporting text:</b></p> <p>4.13 By 2016, all new homes are expected to be zero carbon under the national zero carbon policy. Part of the definition of zero carbon development includes the concept that after delivering a certain level of carbon reduction on-site, known as 'carbon compliance', developers may have the option to offset remaining emissions through a range of measures known as 'allowable solutions', as illustrated in Figure 4.3 overleaf. Allowable solutions are grouped into three categories:</p> <ul style="list-style-type: none"> <li>on-site options (not duplicating carbon compliance measures), such as the installation of smart appliances,</li> </ul>			

Policy / Paragraph	Local Plan Page	Proposed Modification to the Cambridge Local Plan	Reason for modification	Proposed Modification Number	Main or minor modification
		<p><del>home electric vehicle charging and LED street lights;</del></p> <ul style="list-style-type: none"> <li><del>• near-site options, such as the export of low carbon heat from a site-based district heating scheme or retrofitting low/zero carbon technologies to local community buildings; and</del></li> <li><del>• off-site options, such as investment in district heating pipework to connect new loads to existing schemes or support new schemes.</del></li> </ul> <p>4.14 <del>One of the measures included within the allowable solutions framework (ASF) is the development of community energy funds. Developers would be able to choose to pay into such a fund, to offset any residual carbon reduction that could not be delivered on-site. Money from the fund would then</del></p>			

Policy / Paragraph	Local Plan Page	Proposed Modification to the Cambridge Local Plan	Reason for modification	Proposed Modification Number	Main or minor modification
		<p>be used to invest in energy efficiency and renewable and low carbon energy projects. Money will be collected via a bespoke allowable solutions collection mechanism and not linked to the Community Infrastructure Levy (CIL) or planning obligations.</p> <p><b>Figure 4.3: The zero carbon hierarchy</b></p>  <p>4.15 The Cambridgeshire Community Energy Fund project has looked at the potential to set up an innovative locally-led fund</p>			

Policy / Paragraph	Local Plan Page	Proposed Modification to the Cambridge Local Plan	Reason for modification	Proposed Modification Number	Main or minor modification
		<p>that <del>would</del> channel developer investment from allowable solutions into local <del>low</del> carbon infrastructure projects. The establishment of this fund will be an effective mechanism for ensuring that the benefits of allowable solutions remain within Cambridgeshire, having direct community benefit for the areas in which development is being undertaken.</p> <p>4.16 <del>Projects for investment will be identified and form part of an energy efficiency and renewable and low carbon energy infrastructure projects list, which would then be used to allocate developers' allowable solutions contributions. Arrangements for producing the local projects list will be put into place before the policy comes into effect in 2016. This list will be kept updated, to</del></p>			

Policy / Paragraph	Local Plan Page	Proposed Modification to the Cambridge Local Plan	Reason for modification	Proposed Modification Number	Main or minor modification
		<p>ensure that projects providing maximum benefit, both in terms of carbon savings and benefits for Cambridgeshire residents and the local economy, are given priority. All projects on the list would need to meet the test of 'additionality', i.e. projects that would not otherwise be delivered via existing support mechanisms. This list is being developed as part of the Cambridgeshire-wide Mobilising Local Energy Investment project (MLEI).</p>			
<b>Policy 29: Renewable and low carbon energy generation</b>	111	<p>Proposals for development involving the provision of renewable and/or low carbon energy generation, including community energy projects, will be supported, subject to the acceptability of their wider impacts. As part of such proposals, the following should be demonstrated:</p> <p>a. that any adverse impacts on</p>	<p>On 18 June 2015, the Government published a Written Statement on proposed wind energy development, which signalled a change in direction to the determination of planning applications for onshore wind. This statement sets out that when determining planning applications for one or more wind turbine, permission should only be granted where:</p> <ul style="list-style-type: none"> <li>• The development site is in an area for</li> </ul>	PM/CC/4/I	Main modification required to ensure that the plan is consistent with changes to national planning policy

Policy / Paragraph	Local Plan Page	Proposed Modification to the Cambridge Local Plan	Reason for modification	Proposed Modification Number	Main or minor modification
		<p>the environment, including local amenity and impacts on the historic environment and the setting of heritage assets, have been minimised as far as possible. These considerations will include air quality concerns, particularly where proposals fall within or close to the air quality management area(s) or areas where air pollution levels are approaching the EU limit values, as well as noise issues associated with certain renewable and low carbon technologies; and</p> <p>b. that where any localised adverse environmental effects remain, these are outweighed by the wider environmental, economic or social benefits of the scheme.</p> <p><u>Note that this policy does not apply to applications for wind turbines, which would be considered against the requirements set out in the Local Planning Written Ministerial</u></p>	<p>wind energy development in a Local or Neighbourhood Plan; and</p> <ul style="list-style-type: none"> <li>• Following consultation, it can be clearly demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.</li> </ul> <p>While the Council is supportive of all forms of renewable energy, the technical assessment of renewable energy capacity included within the Decarbonising Cambridge<sup>2</sup> study highlights that the wind resource in Cambridge is highly constrained due to the relatively modest raw resource and the urban characteristics of the area. As such, the Council proposes modifications to Policy 29 and the addition of a new paragraph after paragraph 4.21 to clarify the situation regarding wind turbines. The Council is not, at this stage, seeking to allocate any sites in the local plan for wind turbine development. This approach will be reviewed as part of subsequent Local Plans.</p>		

<sup>2</sup> RD/CC/250 – Element Energy (2010). Decarbonising Cambridge: A renewable and low carbon energy study for Cambridge City Council.

Policy / Paragraph	Local Plan Page	Proposed Modification to the Cambridge Local Plan	Reason for modification	Proposed Modification Number	Main or minor modification
		<u>Statement, dated 18 June 2015.</u>			
<b>New paragraph after 4.21</b>	112	<u>The wind resource in Cambridge is highly constrained due to the relatively modest raw resource and the urban characteristics of the area. To this end, this Local Plan does not seek to allocate areas of land as being suitable for wind turbines. This approach will be reviewed as part of any subsequent review of the Local Plan.</u>		PM/CC/4/J	Main modification to ensure consistency with modified policy wording.
<b>Paragraph 5.18</b>	139	Employment land on protected industrial sites is treated slightly differently than employment land elsewhere. In the first instance land and buildings on these sites should be retained in industrial or storage use. It is treated differently for three reasons: firstly, industrial land in Cambridge has come under significant pressure over recent years and a number of sites have been lost; secondly, buildings in industrial use can be 'bad neighbours' – there can be noise and/or odour associated with operation that would be a nuisance to non-industrial uses.	<p>On 25 March 2015, the Government published a Written Ministerial Statement which made reference to change of use: supporting brownfield regeneration.</p> <p>In the light of this Written Ministerial Statement and a number of changes which the Government has made to the General Permitted Development Order since this policy was originally drafted, the Council is proposing a modification to paragraph 5.18 of the supporting text to Policy 41: Protection of business space to clarify when this policy is to be applied.</p>	PM/CC/5/A	Main modification to ensure clarification and consistency with changes to permitted development rights.



Policy / Paragraph	Local Plan Page	Proposed Modification to the Cambridge Local Plan	Reason for modification	Proposed Modification Number	Main or minor modification
		<p>These underlying reasons make the preservation of these sites in industrial use an important objective. Finally, the reorganisation of the economy and the redevelopment of some well-located former industrial sites for mixed use requires a stock of more traditional industrial estate-type land for firms to locate or relocate to. Overall then, there is a range of employment floorspace that needs to be provided, from pure offices, offices aimed at research and product development, smaller business service space and space for start-ups, and more traditional industrial and warehousing and modern production and hybrid warehousing space. A particular priority is negotiating affordable space for start-ups in the high technology sector. <u>This policy only seeks to protect employment uses from change of use where a planning application (including variation of condition) is required.</u></p>			

Policy / Paragraph	Local Plan Page	Proposed Modification to the Cambridge Local Plan	Reason for modification	Proposed Modification Number	Main or minor modification
<b>Policy 45: Affordable housing and dwelling mix</b>	147 - 148	<p><del>Planning permission will only be granted for residential development on sites with capacity for between 2 and 9 dwellings, if provision is made for a minimum of 10 per cent affordable housing. On such sites, financial contributions towards affordable housing off-site are considered acceptable. This does not prohibit on-site provision of affordable housing on sites of this scale, but recognises that circumstances may often not allow for delivery on-site.</del></p> <p><del>Planning permission will only be granted for residential development on sites with capacity for between 10 and 14 dwellings or on sites of between 0.3 and 0.49 hectares, if provision is made for a minimum of 25 per cent affordable housing on-site.</del></p> <p><del>Furthermore, planning permission will only be granted for residential development on sites with capacity for 15 dwellings or more or on sites of 0.5 hectares or more, if provision is made for a minimum of 40 per cent affordable housing on-</del></p>	<p>Part of this modification is suggested for clarity and was proposed as PM/6/001 as part of the Addendum to the Cambridge Local Plan 2014: Proposed Submission document (July 2013) – Schedule of Proposed Changes following Proposed Submission Consultation (RD/Sub/C/050).</p> <p>This main modification to the penultimate paragraph of Policy 45 indicates that Starter Homes Exceptions Sites are not expected to deliver affordable housing in accordance with the 2 March 2015 Written Ministerial Statement on Starter Homes.</p>	PM/CC/6/A	Main modification required to ensure that the plan is consistent with changes to national planning policy

Policy / Paragraph	Local Plan Page	Proposed Modification to the Cambridge Local Plan	Reason for modification	Proposed Modification Number	Main or minor modification								
		<p>site.</p> <p><u>Planning permission will only be granted for residential development on sites where the minimum percentage of affordable housing has been secured on site in line with the thresholds and percentages set out in the table below:</u></p> <table border="1" data-bbox="510 724 999 1066"> <thead> <tr> <th data-bbox="510 724 763 874"><u>No. of dwellings</u></th> <th data-bbox="763 724 999 874"><u>Minimum percentage of affordable housing required</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="510 874 763 948"><u>2 -9 units</u></td> <td data-bbox="763 874 999 948"><u>10%</u></td> </tr> <tr> <td data-bbox="510 948 763 1018"><u>10-14 units</u></td> <td data-bbox="763 948 999 1018"><u>25%</u></td> </tr> <tr> <td data-bbox="510 1018 763 1066"><u>15 or more units</u></td> <td data-bbox="763 1018 999 1066"><u>40%</u></td> </tr> </tbody> </table> <p><u>On sites capable of delivering between 2 and 9 dwellings, financial contributions towards the provision of affordable housing off-site are considered acceptable. This does not prohibit on-site provision of affordable housing on sites of this scale, but recognises</u></p>	<u>No. of dwellings</u>	<u>Minimum percentage of affordable housing required</u>	<u>2 -9 units</u>	<u>10%</u>	<u>10-14 units</u>	<u>25%</u>	<u>15 or more units</u>	<u>40%</u>			
<u>No. of dwellings</u>	<u>Minimum percentage of affordable housing required</u>												
<u>2 -9 units</u>	<u>10%</u>												
<u>10-14 units</u>	<u>25%</u>												
<u>15 or more units</u>	<u>40%</u>												

Policy / Paragraph	Local Plan Page	Proposed Modification to the Cambridge Local Plan	Reason for modification	Proposed Modification Number	Main or minor modification
		<p><u>that circumstances may often not allow for delivery on-site.</u></p> <p>Where it appears that a larger site has been subdivided into smaller development parcels in order to circumvent the requirements of this policy, or for any other reason, the threshold and the <u>pro-rata</u> percentage of affordable housing sought will apply to the <u>requirement from the</u> larger area as a whole. The required density on a given site will need to have regard to its wider context and other policies of this plan.</p> <p>The occupation of affordable housing will be limited to people in housing need and shall be available in perpetuity. Affordable housing shall be provided on development sites with the capacity of 10 dwellings or more in accordance with the percentages and thresholds set out above unless exceptional circumstances are demonstrated. Where affordable housing is provided, it shall be of tenure blind design indiscernible from and well</p>			

Policy / Paragraph	Local Plan Page	Proposed Modification to the Cambridge Local Plan	Reason for modification	Proposed Modification Number	Main or minor modification
		<p>integrated with the general market housing.</p> <p>Developments should include a balanced mix of dwelling sizes*, types and tenures to meet projected future household needs within Cambridge. The mix of dwellings and tenure types shall have regard to the differing needs for different unit sizes of affordable housing and market housing. <del>and to the council’s Affordable Housing Supplementary Planning Document in force at the time planning permission is applied for.</del></p> <p>All sites** including employment related housing will be required to make affordable housing provision in line with the thresholds <u>and percentages</u> set out above.</p> <p><u>Further details on the practical implementation of this policy will be set out in an up to date Affordable Housing Supplementary Planning Document.</u></p> <p>*Measured by the number of bedrooms to be provided in each</p>			

Policy / Paragraph	Local Plan Page	Proposed Modification to the Cambridge Local Plan	Reason for modification	Proposed Modification Number	Main or minor modification
		dwelling.  <u>** Except for Starter Homes Exception Sites</u>			
<b>Paragraph 6.14</b>	152	<del>Evidence must be provided as a part of the application to show a linkage with at least one higher or further education institution. <u>This policy only applies in instances where planning permission is required for development housing more than six students (sui generis).</u> It is accepted that, due to the relatively short lifespan of tenancies and the lifestyle of student occupants, different amenity standards should apply from those for permanent accommodation. However, student accommodation should still be well designed, providing appropriate space standards and facilities.</del> Student accommodation should be well designed, providing appropriate space standards and facilities. The provision of amenity space will need to reflect the location and scale of the proposal. <u>Provision should be made for disabled students.</u> The ability to	Part of this modification is suggested in response to a representation and to ensure clarity and was proposed as PM/6/005 as part of the Addendum to the Cambridge Local Plan 2014: Proposed Submission document (July 2013) – Schedule of Proposed Changes following Proposed Submission Consultation (RD/Sub/C/050).  On 25 March 2015, the Government published a Written Ministerial Statement in respect of space standards following the Housing Standards Review. This statement introduced the Government's Optional Technical Standard for internal space standards (Paragraphs 56-018-20150327 – 056-022-20150327 of the National Planning Practice Guidance and the <a href="#">Technical housing standards – nationally described space standard</a> document).  As a result of the introduction of the Government's Optional Technical Standard for internal space standards, the Government has clarified that purpose built student accommodation is not viewed as a dwelling for the purposes of implementing the standard. As	PM/CC/6/B	Main modification to ensure clarification and consistency with national planning policy.

Policy / Paragraph	Local Plan Page	Proposed Modification to the Cambridge Local Plan	Reason for modification	Proposed Modification Number	Main or minor modification
		<p><del>accommodate disabled students should be fully integrated into any student housing development, in keeping with the requirements of Policy 51.</del></p>	<p>such, the reference to any particular standard is removed.</p> <p>Furthermore, in relation to access, the Government has revised Buildings Regulations Part M (Access to and use of buildings – Volume 1: Dwellings and Volume 2: Buildings other than dwellings) as a part of the 25 March 2015 Written Ministerial Statement. This change to Building Regulations came into force on 1 October 2015.</p> <p>Purpose-built student accommodation is dealt with in <a href="#">Volume 2 of Part M: Access to and use of buildings other than dwellings</a>. Student accommodation is viewed as hotel/motel accommodation in Building Regulations and as such the new technical standard for accessibility contained within Volume 1 of Part M cannot be applied to this kind of unit. The modifications proposed in black underlined and strikethrough text reflect this change in Building Regulations.</p>		
<b>Paragraph 6.22</b>	155	It is also important to ensure that HMOs provide a standard of accommodation equivalent to that enjoyed by other residents and that the amount of activity generated by the proposed level of occupation does not detract from the amenities of neighbouring	On 25 March 2015, the Government published a Written Ministerial Statement in respect of space standards following the Housing Standards Review. This statement introduced the Government's Optional Technical Standard for internal space standards (Paragraphs 56-018-20150327 – 056-022-20150327 of the National Planning Practice Guidance and the	PM/CC/6/C	Main modification to ensure clarification and consistency with national planning

Policy / Paragraph	Local Plan Page	Proposed Modification to the Cambridge Local Plan	Reason for modification	Proposed Modification Number	Main or minor modification
		<p>occupiers. The criteria for Lifetime Homes will therefore be applied to proposals for change of use to HMOs., <del>and minimum space standards for development should also be aspired to in the provision of new HMOs. The application of the space standards will help to determine the number of occupiers that a property can reasonably accommodate as a HMO. This not only ensures reasonable living conditions for occupiers, but will also ensure that the intensification of such activity associated with any HMO is proportionate to the size of the property.</del></p>	<p><a href="#">Technical housing standards – nationally described space standard</a> document). In respect of the change in black underlined and strikethrough text, as a result of the introduction of the Government's Optional Technical Standard for internal space standards, the Government has clarified that housing in multiple occupation (C4 or Sui Generis) not viewed as a dwelling for the purposes of implementing the standard. As such, the reference to any particular space standard is removed.</p> <p>The Council is still considering the Government's accessibility standard and may provide further modifications relating to Policy 51 and supporting text, including paragraph 6.22 relating to HMOs at a later stage of the examination.</p>		policy.
<b>Policy 50: Residential space standards</b>	158 - 159	See revised policy wording on pages 55-58	<p>On 25 March 2015, the Government published a Written Ministerial Statement in respect of space standards following the Housing Standards Review. This statement introduced the Government's Optional Technical Standard for internal space standards (Paragraphs 56-018-20150327 – 056-022-20150327 of the National Planning Practice Guidance and the <a href="#">Technical housing standards – nationally described space standard</a> document).</p> <p>The changes in black underlined and</p>	PM/CC/6/D	Main modification required to ensure that the plan is consistent with changes to national planning policy



Policy / Paragraph	Local Plan Page	Proposed Modification to the Cambridge Local Plan	Reason for modification	Proposed Modification Number	Main or minor modification
			<p>strikethrough text are provided as a result of the introduction of the Government's Optional Technical Standard for internal space standards, which replaces the Council's proposed residential space standards.</p> <p>For detailed commentary on proposed modifications, see pages 53-55.</p>		

**Proposed Modifications to Policy 27 (PM/CC/4/A) and Table 4.1 (PM/CC/4/B) of the Cambridge Local Plan 2014: Proposed Submission**

**Policy 27: Carbon reduction, community energy networks, sustainable design and construction, and water use**

All development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals. Promoters of major development, including redevelopment of existing floor space, should prepare a sustainability statement as part of the design and access statement submitted with their planning application, outlining their approach to the following issues:

- a. adaptation to climate change
- b. carbon reduction
- c. water management
- d. site waste management
- e. use of materials

In order to ensure that the growth of Cambridge supports the achievement of national carbon reduction targets, and does not exacerbate Cambridge's severe water stress, all new development will be required to meet the following minimum standards of sustainable construction, carbon reduction and water efficiency, unless it can be demonstrated that such provision is not technically or economically viable:

**New homes:**

Year*	Minimum Code for Sustainable Homes standard	On-site reduction of regulated carbon emissions relative to Part L 2006	Water efficiency
2014	Level 4	44%	80 litres/head/day <u>110</u> litres/person/day
2016	Level 4	44% - note this requirement will only apply until commencement of the amendments to	80 litres/head/day <u>110</u> litres/person/day

		<u>Section (1) (c) of the Planning and Energy Act 2008-60% on-site, with remainder dealt with through allowable solutions (as per national zero carbon policy)</u>	
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**New non-residential development:**

<b>Year*</b>	<b>Minimum BREEAM Level</b>	<b>On-Site carbon reduction</b>	<b>Water efficiency</b>
2014	Very good	In line with <del>2013</del> <u>2014 Part L</u>	Full credits to be achieved for category Wat 01 of BREEAM
<u>2016 onwards</u>	Excellent	<del>In line with 2016 Part L</del> <u>In line with the minimum requirements associated with BREEAM 'excellent'</u>	Full credits to be achieved for category Wat 01 of BREEAM
2019	Excellent	<del>In line with national zero carbon policy</del>	<del>Full credits to be achieved for category Wat 01 of BREEAM</del>

\* Application subject to financial year

Where redevelopment/refurbishment of existing buildings is proposed, the development of bespoke assessment methodologies to assess the environmental impact of the proposals for submissions with the planning application will be supported, subject to agreement of the scope of the alternative methodology with the council. Proposals that lead to levels of environmental performance equivalent to or higher than BREEAM will be supported.

In order to promote the use of community energy networks, a strategic district heating area is shown on the policies map. Major development proposals within this

area should where possible connect to existing heat networks or networks under construction. This requirement will be relaxed if applicants can provide evidence that doing so would affect the viability of schemes. The Council will also be supportive of the future-proofing of developments so that they are capable of connecting to future heat networks.

**Table 4.1: Areas to be covered in the sustainability statement**

<b>Issue: Aim/objective</b>	<b>Recommended approach</b>
<p><b>Climate change adaptation:</b> All developments should be designed to be adaptable to our changing climate, both in terms of building design and their wider landscape setting</p>	<p>Adaptation measures can be implemented at a variety of scales, from individual buildings up to community and conurbation scale, as described in the Town and Country Planning Association’s Climate change adaptation by design. A guide for sustainable communities (2007). Figure 4.1 (below) provides examples of how adaptation measures can be integrated into the design of new developments; precise measures will vary from development to development. Measures that will have benefits beyond site boundaries, and that will have a cumulative impact in areas where development is to be phased, should also be pursued</p>
<p><b>Carbon reduction:</b> All development should be designed to minimise carbon and other greenhouse gas emissions associated with new development</p>	<p>A hierarchical approach, as illustrated in Figure 4.2, should be taken to reducing carbon emissions. A three-pronged approach should be taken that:</p> <ul style="list-style-type: none"> <li>• minimises the energy demand of new buildings;</li> <li>• utilises energy efficient supply through low carbon technologies; and</li> <li>• supplies energy from new, renewable energy sources.</li> </ul> <p><u>Consideration should also be given to the role that the masterplanning, scale, layout, building orientation and massing of developments can play in reducing carbon emissions associated with energy use, for example through the promotion of natural ventilation strategies and passive solar design.</u></p>

Issue: Aim/objective	Recommended approach
	Developments should also seek to reduce transport-related carbon emissions through location and the promotion of sustainable modes of transport. Policy 27 (above) sets requirements for carbon reduction for <del>both new homes and</del> non-residential buildings
<b>Water management:</b> To introduce high levels of water efficiency in new developments in order to respond to the severe water stress facing Cambridge	All new developments should be designed to optimise the opportunities for efficient water use, reuse and recycling, including integrated water management and water conservation. Policy 27, above, sets targets for water consumption in line with <del>Level 5 of the national Code for Sustainable Homes (CfSH)</del> <u>the new national technical standards for new residential development</u> and BREEAM standards for non-residential development
<b>Site waste management:</b> All new development should be designed to reduce construction waste and to make it easier for future occupants to maximise levels of recycling and reduce waste being sent to landfill.	Developments should be designed in a way that reduces the amount of construction waste, and maximises the reuse and recycling of materials at all stages of a development’s lifecycle. In order to increase rates of recycling and reduce waste being sent to landfill, storage capacity for waste, both internal and external, should be an integral element of the design of new developments. Reference should be made to the requirements set out in the <a href="#">RECAP Waste Management Design Guide</a> and the Council’s own guidance on household waste and recycling facilities in new developments <sup>3</sup> . The Council will be supportive of innovative approaches to waste management
<b>Use of materials:</b> All new developments	There are four principal considerations that should influence the sourcing of materials: <ul style="list-style-type: none"> <li>• <b>Responsible sourcing</b> – sourcing materials from known legal and certified sources through</li> </ul>

<sup>3</sup> Available at <https://www.cambridge.gov.uk/waste-and-recycling-provision-information-developers>

<b>Issue: Aim/objective</b>	<b>Recommended approach</b>
<p>should be designed to maximise resource efficiency and identify, source, and use environmentally and socially responsible materials</p>	<p>the use of environmental management systems and chain of custody schemes including the sourcing of timber accredited by the Forestry Stewardship Council (FSC), or the Programme for the Endorsement of Forest Certification (PEFC);</p> <ul style="list-style-type: none"> <li>• <b>Secondary materials</b> – reclaiming and reusing material arising from the demolition of existing buildings and preparation of sites for development, as well as materials from other post-consumer waste streams;</li> <li>• <b>Embodied impact of materials</b> – the aim should be to maximise the specification of major building elements to achieve an area-weighted rating of A or B as defined in the Building Research Establishment (BRE) Green Guide to Specification. Consideration should also be given to locally-sourced materials;</li> <li>• <b>Healthy materials</b> – where possible developers should specify materials that represent a lower risk to the health of both construction workers and occupants. For example, selecting materials with zero or low volatile organic compound (VOC) levels to provide a healthy environment for residents</li> </ul>

## **Proposed Modifications to Policy 50 and Table 6.2 (PM/CC/6/D) of the Cambridge Local Plan 2014: Proposed Submission**

On 25 March 2015, the Government published a Written Ministerial Statement in respect of space standards following the Housing Standards Review. This statement introduced the Government's Optional Technical Standard for internal space standards (Paragraphs 56-018-20150327 – 056-022-20150327 of the National Planning Practice Guidance and the [Technical housing standards – nationally described space standard](#) document). The Government is clear that the Optional Technical Standard should only be introduced through development plan policies if they address a clearly evidenced need; if their impact on viability has been considered; and the timing of introduction is appropriate, in accordance with the NPPF and NPPG.

The Council recognises that the provision of sufficient space within new homes is an important element of good residential design and new dwellings should provide sufficient space for basic daily activities and needs. Prior to the introduction of the Optional Technical Standard, a number of options on space standards were put forward in the Council's Issues and Options report and consulted on during June and July 2012, and in the Issues and Options 2: Part 2 report consulted on in early 2013. The option chosen for inclusion in the Cambridge Local Plan 2014: Proposed Submission originated from the London Housing Design Guide which informed the standards in the adopted London Plan (2011). As residential space standards are based on the amount of space needed for key items of furniture and circulation space within dwellings, the requirements of the Optional Technical Standard are not significantly different from those already proposed in the Cambridge Local Plan 2014: Proposed Submission.

### **Need**

In assessing need and drawing up the policy for the Cambridge Local Plan 2014: Proposed Submission, the Council undertook research on the unit sizes of a number of approved developments within Cambridge, in order to ascertain how the proposed standards were related to development being delivered in Cambridge. Whilst the majority of the assessed schemes coming forward in the city were considered to meet or exceed the proposed standards, there was a number failing the standard. This work has been updated to reflect the requirements of the Government's Optional Technical Standard. The Council has assessed a sample of planning applications approved since 2008. The planning applications selected for further assessment were chosen on the basis of the number of bedrooms in order to allow assessment of a range of different unit types and bedrooms against the standard and on the basis of availability of full plans. The majority of applications assessed were submitted to the Council in 2009 – 2013. In some instances, where the number

of bedrooms reaches 4 and 5 bed properties, there are less planning applications available to assess against the space standard. Given the complexity of the space standard's variables, only limited information has been provided in the text here and further information will be provided to the examination as necessary. The assessment has revealed that a number of planning applications have been made for development where internal space standards are below the new national standard. In particular:

- One bedroom units: 09/0819/FUL; 12/0321/FUL; 15/1286/FUL; 12/0628/FUL; 11/0219/FUL; 15/0557/FUL; 15/0363/FUL; 13/0901/FUL; 08/0084/FUL; 09/1140/FUL; 12/0730/FUL. In one case (13/0901/FUL), the gross internal floor area of a one bed two person unit was only 66% of the required minimum. In the case of application 12/0730/FUL, the storage provision for a one bed two person unit was only 8.7% of the required minimum.
- Two bedroom units: 12/0321/FUL; 09/1140/FUL; 08/0406/FUL; 08/0084/FUL; 15/0557/FUL; 13/0901/FUL; 15/0363/FUL; 12/0730/FUL; 11/0219/FUL; 09/0403/REM; 11/1294/FUL; 09/1000/REM; 12/0113/FUL. In respect of gross internal floor area, planning application 13/0901/FUL for a two bed four person unit was 82.7% of the required minimum. In the case of application 12/0730/FUL, the storage provision for a two bed four person unit was only 28% of the required minimum.
- Three bedroom units: 15/0695/FUL; 11/0219/FUL; 09/0403/REM; 09/1000/REM; 09/1140/FUL; 14/0978/FUL; 11/1294/FUL. In the case of planning application 09/1000/REM for a three bed five person unit, the gross internal floor area was 82.8% of the required minimum. In terms of the minimum internal storage area, planning application 12/0730/FUL provided only 28% of the required minimum.
- Four bedroom units: 14/0978/FUL; 09/1140/FUL; 12/1537/FUL; 15/0363/FUL; 10/0561/FUL; 14/1634/FUL. All of the assessed four bedroom units exceeded the minimum gross internal floor area. However, in respect of storage, planning applications 10/0561/FUL and 09/1140/FUL (for four bedroom eight person and seven person units respectively) provided only 37.7% of the required minimum.

There has therefore been a pattern of applications for planning permission being submitted for development which departs from the national minimum space standards. It is therefore considered that there is a clear justification and need in Cambridge for a policy to secure that the national minimum standards are met in new development.

## **Viability**



In relation to viability, the Council originally commissioned viability work on the delivery of affordable housing and for the Community Infrastructure Levy which included minimum internal space standards for a range of dwelling units based on the London Plan standard in order to help test that building to this standard would be viable. The Council has commissioned an update to its viability work to assess the Government's Optional Technical Standard requirements. This update (2015)<sup>4</sup> by Dixon Searle has shown that the inclusion of the Government's Optional Technical Standard requirements are not likely to impact on the viability of development.

## Timing

With reference to the timing of introduction of the Optional Technical Standard, the development industry has already been aware of the Council's intention to introduce minimum internal space standards for some time. Whilst the Council intended to introduce standards as set in the Cambridge Local Plan 2014: Proposed Submission, these proposed standards are not significantly different from those proposed in the Government's optional national space standard. Not only were a large number of developers directly consulted on the Issues and Options, Issues and Options 2 and Proposed Submission stages of plan-making, but a number of agents and developers responded to consultations. All stages of plan-making for the emerging Local Plan have included questions, issues and options or policies pertaining to internal space standards. Furthermore, planning officers are informally using the Government's optional national space standard already to assess development proposals where schemes appear to represent overdevelopment. Whilst the optional national space standard is not used at this stage by the Council to refuse planning applications, it is proving to be a helpful indicator for both planning officers and developers in terms of design and layout of schemes at pre-application stage.

The modifications below address the Government's Optional Technical Standard:

### **Policy 50: Residential space standards**

#### **Internal residential space standards**

New residential units will be permitted where their gross internal floor areas meet or exceed the residential space standards set out in ~~the table below:~~ the Government's Technical housing standards – nationally described space standard (2015)<sup>5</sup>

The Internal design standard requires that:

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<sup>4</sup> RD/MC/090

<sup>5</sup> Or successor document

- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
- b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom
- c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m<sup>2</sup> and is at least 2.15m wide
- d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m<sup>2</sup>
- e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m<sup>2</sup> within the Gross Internal Area)
- g. any other area that is used solely for storage and has a head room of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m<sup>2</sup> in a double bedroom and 0.36m<sup>2</sup> in a single bedroom counts towards the built-in storage requirement
- i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

Designed occupancy	Dwelling type	Unit size in sq m
<b>Flats</b>		
1 bedspace	Studio	37
2 bedspaces	1 bed flat	50
3 bedspaces	2 bed flat	61
4 bedspaces	2 bed flat	70
4 bedspaces	3 bed flat	74
5 bedspaces	3 bed flat	86
5 bedspaces	4 bed flat	90
6 bedspaces	4 bed flat	99
<b>2 storey houses</b>		
4 bedspaces	2 bed	83
4 bedspaces	3 bed	87
5 bedspaces	3 bed	96
5 bedspaces	4 bed	100
6 bedspaces	4 bed	107

<b>3 storey houses</b>		
5 bedspaces	3 bed	402
5 bedspaces	4 bed	406
6 bedspaces	4 bed	413
7 bedspaces	4 bed	423

**Table 6.2 - Minimum gross internal floor areas and storage (m<sup>2</sup>) Number of bedrooms(b)**

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) <sup>6</sup>			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Further detail on how to apply this standard can be found by referring to the technical housing standards – nationally described space standard (2015)<sup>7</sup>

In order to ensure reasonable living conditions, residential development should have reasonable room sizes and convenient and efficient room layouts to meet the changing needs of residents over their lifetimes. Such development will:

<sup>6</sup> Where a one person flat has a shower room rather than a bathroom, the floor area may be reduced from 39m<sup>2</sup> to 37m<sup>2</sup>

<sup>7</sup> Or successor document

- ~~a. have minimum bedroom sizes for single and double bedrooms of 7.5 sq m and 11.5 sq m respectively;~~
- ~~b. any room designated on plan as a study will need to be of at least the size of a single bedroom; and~~
- ~~c. rooms will have a minimum headroom of 2.1m in order to allow for reasonable levels of storage and a sense of space. Any floorspace where the ceiling height is less than 2.1m will not count towards the gross internal floor area.~~

Applicants should state the number of bedspaces/occupiers a home is designed to accommodate rather than simply the number of bedrooms. ~~When designing homes for more than six people/bedspaces, developers should allow approximately 10 sq m per additional bedspace/person.~~

### **External residential space standards**

All new residential units will be expected to have direct access to an area of private amenity space. The form of amenity space will be dependent on the form of housing and could include a private garden, roof garden, balcony, glazed winter garden or ground-level patio with defensible space from any shared amenity areas. In providing appropriate amenity space, development should:

- ~~j. d.~~ consider the location and context of the development, including the character of the surrounding area;
- ~~k. e.~~ take into account the orientation of the amenity space in relation to the sun at different times of year;
- ~~l. f.~~ address issues of overlooking and enclosure, which may otherwise impact detrimentally on the proposed dwelling and any neighbouring dwellings; and
- ~~m. g.~~ design the amenity space to be of a shape, size and location to allow effective and practical use of ~~and level access to~~ the space by residents.

**Table 3.2: Proposed Modifications to South Cambridgeshire Submission Local Plan in response to Written Ministerial Statements**

Policy / Paragraph	Local Plan Page	Proposed Modification to the South Cambridgeshire Local Plan	Reason for modification	Proposed modification number	Main or Minor Modification
<b>Paragraph 4.12</b>	85	<p>Delete paragraph and accompanying footnote:</p> <p><del>The Government's zero carbon policy that is due to be introduced for new dwellings in 2016 and for new non-residential buildings in 2019 is likely to require new developments to achieve zero carbon for regulated emissions<sup>8</sup> using a combination of on-site solutions and off-site 'allowable solutions'. Where 'allowable solutions' are needed for a proposal to achieve zero carbon (as set out in Building Regulations), and if a Cambridgeshire Community Energy Fund exists, the Council's preference is that developers contribute to this fund to ensure that the benefits are retained locally.</del></p>	<p><a href="#">HM Treasury, Fixing the foundations – Creating a more prosperous nation (July 2015)</a> This sets out that the government does not intend to proceed with the zero carbon Allowable Solutions carbon offsetting scheme, or the proposed 2016 increase in on-site energy efficiency standards, but will keep energy efficiency standards under review, recognising that existing measures to increase energy efficiency of new buildings should be allowed time to become established.</p> <p>The proposed modifications reflect the Government's latest statement on 'allowable solutions'.</p>	PM/SC/4/A	Main modification to ensure consistency with national policy.
<b>Policy CC/2: Renewable</b>	86	Amend wording of criteria 1 of the policy as follows:	<a href="#">18 June 2015 – Written Ministerial Statement made by the Secretary of State for Communities</a>	PM/SC/4/B	Main modification

<sup>8</sup> 'Regulated' emissions are typically those relating to space and water heating, cooling, ventilation and lighting, which are all controlled by Building Regulations. 'Unregulated' emissions are typically those relating to appliances and processes that are specific to the occupier, and these can often account for over half of the total emissions of the building.

Policy / Paragraph	Local Plan Page	Proposed Modification to the South Cambridgeshire Local Plan	Reason for modification	Proposed modification number	Main or Minor Modification
<b>and low carbon energy generation</b>		Planning permission for proposals to generate energy from renewable and low carbon sources, <u>with the exception of proposals for wind turbines</u> , will be permitted provided that:	<p><a href="#">and Local Government (Greg Clark) – Local planning</a> (HCWS42) – this Written Statement sets out new considerations to be applied to proposed wind energy development:</p> <p><i>‘When determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:</i></p> <ul style="list-style-type: none"> <li><i>the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and</i></li> <li><i>following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.</i></li> </ul> <p><i>In applying these new considerations, suitable areas for wind energy development will need to have been allocated clearly in a Local or Neighbourhood Plan.’</i></p> <p>The proposed modifications clarify that criteria 1 does not apply to wind energy developments, and therefore the policy is consistent with the guidance included in the Written Statement.</p>		required to ensure that the plan is consistent with changes to national planning policy
<b>Policy CC/2: Renewable and low</b>	86	Amend wording of criteria 1a of the policy as follows:	<p><a href="#">25 March 2015 – Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles)</a> This WMS</p>	PM/SC/4/C	Main modification required to

Policy / Paragraph	Local Plan Page	Proposed Modification to the South Cambridgeshire Local Plan	Reason for modification	Proposed modification number	Main or Minor Modification
<b>carbon energy generation</b>		a. The development, either individually or cumulatively with other developments, does not have unacceptable adverse impacts on heritage assets (including their settings), natural assets, <u>high quality agricultural land</u> , the landscape, or the amenity of nearby residents (visual impact, noise, shadow flicker, odour, fumes, traffic);	<p>covers a number of topics related to local plan policies including solar energy. It states: <i>'The National Planning Policy Framework includes strong protections for the natural and historic environment and is quite clear that local councils when considering development proposals should take into account the economic and other benefits of the best and most versatile agricultural land. Yet, some local communities have genuine concerns that when it comes to solar farms insufficient weight has been given to these protections and the benefits of high quality agricultural land....'</i></p> <p>The proposed modifications will ensure that consideration is given to the impact of the proposed development on agricultural land.</p>		ensure that the plan is consistent with changes to national planning policy
<b>Policy CC/2: Renewable and low carbon energy generation</b>	86	<p>Revise wording of criteria 2 of the policy as follows:</p> <p><del>For proposals of 2 or more wind turbines, a minimum distance of 2 km between a dwelling and a wind turbine is set to protect residents from disturbance and visual impact. If the applicant can prove that this is not the case, a shorter distance would be considered. <u>Planning permission for</u></del></p>	<p><a href="#">18 June 2015 – Written Ministerial Statement made by the Secretary of State for Communities and Local Government (Greg Clark) – Local planning</a> (HCWS42) – this Written Statement sets out new considerations to be applied to proposed wind energy development: <i>'When determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:</i></p> <ul style="list-style-type: none"> <li><i>the development site is in an area identified</i></li> </ul>	PM/SC/4/D	Main modification required to ensure that the plan is consistent with changes to national planning policy

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		<p><u>wind energy development involving one or more wind turbines will only be permitted provided that:</u></p> <p>e. <u>the development site is in an area identified as suitable for wind energy development in a Neighbourhood Plan; and</u></p> <p>f. <u>following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.</u></p>	<p><i>as suitable for wind energy development in a Local or Neighbourhood Plan; and</i></p> <ul style="list-style-type: none"> <li><i>following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.</i></li> </ul> <p><i>In applying these new considerations, suitable areas for wind energy development will need to have been allocated clearly in a Local or Neighbourhood Plan.'</i></p> <p>The proposed modification replaces the requirement for a minimum separation distance between a dwelling and a wind turbine, included as there was support from Members, Parish Councils and local residents for this criteria, with the guidance set out in the Written Statement.</p> <p>The Council has not identified areas as suitable for wind energy development in the Local Plan; however areas could be identified in Neighbourhood Plans made during the plan period.</p>		
<b>Policy CC/4 Sustainable Design and Construction</b>	88	<p>Revise wording of section 1 of the policy as follows:</p> <p>All new residential developments must</p>	<p><a href="#">25 March 2015 – Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles)</a> This Written Ministerial Statement withdraws the Code for</p>	PM/SC/4/E	Main modification required to ensure that



Policy / Paragraph	Local Plan Page	Proposed Modification to the South Cambridgeshire Local Plan	Reason for modification	Proposed modification number	Main or Minor Modification
		<p>achieve as a minimum <del>the equivalent of Code for Sustainable Homes Level 4 for water efficiency (105 litres per person per day)</del> <u>water efficiency equivalent to 110 litres per person per day.</u></p>	<p>Sustainable Homes aside from legacy cases and sets out a new approach for the setting of technical standards for new housing, including for water efficiency. It states under the sections on Housing standards: streamlining the system and Plan making that:</p> <p><i>'New homes need to be high quality, accessible and sustainable. To achieve this, the government has created a new approach for the setting of technical standards for new housing. ... The new system will comprise new additional optional Building Regulations on water and access. ... From the date the <a href="#">Deregulation Bill 2015</a> is given Royal Assent, local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the <a href="#">Code for Sustainable Homes</a> to be achieved by new development; the government has now withdrawn the code, aside from the management of legacy cases. ... The optional new national technical standards should only be required through any new Local Plan policies if</i></p>		<p>the plan is consistent with changes to national planning policy</p>

Policy / Paragraph	Local Plan Page	Proposed Modification to the South Cambridgeshire Local Plan	Reason for modification	Proposed modification number	Main or Minor Modification
			<p><i>they address a clearly evidenced need, and where their impact on viability has been considered.'</i></p> <p>The proposed modifications take account of the withdrawal of the Code for Sustainable Homes and the introduction of optional Building Regulations standards by removing details related to the Code for Sustainable Homes, and amending the policy to refer to the optional new national technical standard for water efficiency.</p> <p>The Cambridge Water Company is in an area of water stress as designated by the Environment Agency. Cambridge Water Company's Resources Management Plan shows that beyond 2035, without additional resources or greater efficiency, the need for water to serve development will be greater than currently available supply. The policy reflects these local circumstances by requiring higher water efficiency standards than the national Building Regulations. The efficiency measures required can be delivered at relatively low additional cost.</p>		
<b>Paragraph 4.19</b>	88	<p>Update the paragraph to read as follows:</p> <p>The Council is relying on the planned</p>	<p><a href="#">25 March 2015 – Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles)</a> This Written Ministerial Statement withdraws the Code for</p>	PM/SC/4/F	Main modification to ensure consistency

Policy / Paragraph	Local Plan Page	Proposed Modification to the South Cambridgeshire Local Plan	Reason for modification	Proposed modification number	Main or Minor Modification
		<p><del>changes to Building Regulations anticipated to come into force in 2013 2014 and 2016, which will progressively improve to set the energy efficiency requirements of new homes. Previously it had been the Government's intention that all new dwellings would be required to be zero carbon from 2016; however in the publication of Fixing the Foundations – Creating a More Prosperous Nation (published in July 2015), the Government made it clear that it does not intend to proceed with this. These changes will mean that the Building Regulations requirements for energy efficiency in 2013-2014 will correspond roughly with the carbon reduction requirements of the Code for Sustainable Homes (CfSH) Level 4 and in 2016 with Level 5. There are no planned changes at the national level to improve water efficiency requirements. The Government has created a new approach for the setting of technical standards for new housing, including relating to water efficiency. The web based <a href="#">planning practice</a></del></p>	<p>Sustainable Homes aside from legacy cases and sets out a new approach for the setting of technical standards for new housing, including for water efficiency. It states under the sections on Housing standards: streamlining the system and Plan making that:  <i>'New homes need to be high quality, accessible and sustainable. To achieve this, the government has created a new approach for the setting of technical standards for new housing. ... The new system will comprise new additional optional Building Regulations on water and access. ... From the date the <a href="#">Deregulation Bill 2015</a> is given Royal Assent, local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the <a href="#">Code for Sustainable Homes</a> to be achieved by new development; the government has now withdrawn the code, aside from the management of legacy cases. ... The optional new national technical standards should only be required through any new Local Plan policies if</i></p>		with modified policy wording.

Policy / Paragraph	Local Plan Page	Proposed Modification to the South Cambridgeshire Local Plan	Reason for modification	Proposed modification number	Main or Minor Modification
		<p><u>guidance (PPG) states that local planning authorities have the option to set additional technical requirements exceeding the minimum standards required by Building Regulations in respect of water efficiency where there is a clear local need.</u></p>	<p><i>they address a clearly evidenced need, and where their impact on viability has been considered. ... For the specific issue of energy performance, local planning authorities will continue to be able to set and apply policies in their Local Plans which require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the <a href="#">Planning and Energy Act 2008</a> in the <a href="#">Deregulation Bill 2015</a>.'</i></p> <p><a href="#">HM Treasury, Fixing the foundations – Creating a more prosperous nation (July 2015)</a> This states that the government does not intend to proceed with the proposed 2016 increase in on-site energy efficiency standards, but will keep energy efficiency standards under review.</p> <p>The proposed modifications clarify that the Council intend to rely on Building Regulations to set energy efficiency requirements for new homes, but that the PPG allows local authorities to apply an optional technical standard for water efficiency that is higher than Building Regulations where there is a clear local need.</p> <p>Modification MC/4/05 is shown as modification</p>		

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			which had already been proposed (blue underlined text) and now further amended (strikethrough text in blue).		
<b>Policy CC/8: Sustainable Drainage Systems</b>	92	Update criteria a of policy as follows:  Surface water drainage schemes comply with the forthcoming National SuDS Standards, <a href="#">Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems</a> , the Cambridgeshire SuDS Design and Adoption Manual and the Cambridgeshire SuDS Handbook and the <a href="#">Cambridgeshire Flood and Water Supplementary Planning Document</a> or successor documents;	<a href="#">18 December 2014 – Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles) – Sustainable Drainage Systems</a> – covers the new planning regime for the use of sustainable drainage systems in new development.  Link to non-technical standards for design, maintenance and operation of SuDS: <a href="https://www.gov.uk/government/publications/sustainable-drainage-systems-non-statutory-technical-standards">https://www.gov.uk/government/publications/sustainable-drainage-systems-non-statutory-technical-standards</a>	PM/SC/4/G	Main modification required to ensure that the plan is consistent with changes to national planning policy
<b>Paragraph 4.32</b>	93	Update the paragraph to read as follows:  <u>The Government is committed to protecting people and property from flood risk and expects that SuDS will be provided in new developments wherever this is appropriate. As a result of the Flood and Water Management Act 2010, Sustainable</u>	<a href="#">18 December 2014 – Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles) – Sustainable Drainage Systems</a> – covers the new planning regime for the use of sustainable drainage systems in new development.  Modification MC/4/08 is shown as modification which had already been proposed (blue	PM/SC/4/H	Main modification to ensure consistency with modified policy wording.

Policy / Paragraph	Local Plan Page	Proposed Modification to the South Cambridgeshire Local Plan	Reason for modification	Proposed modification number	Main or Minor Modification
		<p><del>Drainage Systems (SuDS) will soon be required for all developments.</del>  However, there is still a risk that SuDS are seen as later additions to development, and do not fully realise their potential multifunctional benefits. They should be considered from the beginning of the design and masterplanning process- <u>taking account of all opportunities and constraints, including heritage and wildlife assets.</u></p>	underlined text).		
<b>Paragraph 4.33</b>	93	<p>Revise wording as follows:</p> <p>In some areas of the district infiltration SuDS will not be practicable due to ground conditions, but there are a wide range of measures that can be implemented to find suitable solutions for all sites. <u>Detailed guidance on developing proposals that include the use of SuDS that effectively manage water, are aesthetically pleasing, conserve, accommodate and enhance biodiversity, and provide amenity for local residents is provided in the</u> <a href="#">Cambridgeshire Flood and Water Supplementary Planning Document</a>.</p>	<p><a href="#">18 December 2014 – Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles) – Sustainable Drainage Systems</a> – covers the new planning regime for the use of sustainable drainage systems in new development.</p>	PM/SC/4/1	Main modification to ensure consistency with modified policy wording.

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<b>Policy H/4 Fen Drayton Former Land Settlement Association Estate</b>	136	<p>Revise wording of the policy as follows:</p> <p>Within the former Land Settlement Association Estate at Fen Drayton, as defined on the Policies Map, planning permission for the redevelopment of existing buildings (excluding glasshouses) will be permitted provided that:</p> <p>a. <u>Any new development delivers onsite experimental or groundbreaking forms of sustainable living and that any</u> <del>Any new dwellings achieve Code for Sustainable Homes Level-6 are carbon neutral</del> and any non-residential buildings achieve Building Research Establishment Environmental Assessment Method (BREEAM) outstanding standard;</p>	<p><a href="#">25 March 2015 – Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles)</a> This Written Ministerial Statement withdraws the Code for Sustainable Homes aside from legacy cases. It states under the section on Plan making that: <i>'From the date the <a href="#">Deregulation Bill 2015</a> is given Royal Assent, local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the <a href="#">Code for Sustainable Homes</a> to be achieved by new development; the government has now withdrawn the code, aside from the management of legacy cases.'</i></p> <p>The proposed modifications take account of the withdrawal of the Code for Sustainable Homes by removing details related to the Code for Sustainable Homes, and amending the policy so that it will still ensure the delivery of the same outcomes.</p>	PM/SC/7/C	Main modification required to ensure that the plan is consistent with changes to national planning policy

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			<p>The Fen Drayton former LSA estate would be considered as 'countryside', if it was not designated as a special policy area. Housing would therefore not usually be permitted in this location unless it was a replacement dwelling, reusing/converting an existing building or a dwelling required for the functioning of a rural enterprise or tied to agricultural use. For housing to be acceptable in this location, the current adopted policy in the Site Specific Policies DPD (January 2010) requires new developments to deliver ground breaking and experimental forms of sustainable living, which is defined in the accompanying SPD as meeting the Code for Sustainable Homes Level 6.</p> <p>Continuing to seek 'ground breaking and experimental forms of sustainable living' in this location is consistent with national policy as the National Planning Policy Framework (NPPF, published in March 2012) allows new isolated homes in the countryside in certain circumstances, such as delivering an exceptional quality or innovative nature to the design of the dwelling (paragraph 55); supports the move to a low carbon future by planning for development in a location and way to reduce</p>		



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			<p>greenhouse gas emissions (paragraph 95); and states that new developments should be planned to minimise energy consumption and avoid increased vulnerability to the range of impacts arising from climate change (paragraphs 96 and 99).</p> <p>Whilst the policy can no longer specifically require that new dwellings in this location applied for under this policy must achieve Code for Sustainable Homes Level 6, any new dwelling should still be 'experimental and ground breaking' and carbon neutral.</p>		
<b>Paragraph 7.17</b>	136	<p>Revise wording of the paragraph as follows:</p> <p>The Code for Sustainable Homes (CfSH) and Building Research Establishment Environmental Assessment Method (BREEAM) for non-residential buildings <del>are</del> <u>is a</u> nationally recognised <u>assessment</u> <del>assessments</del> for measuring the sustainability of <u>non-residential</u> buildings. Each <del>dwelling or</del> building is assessed against a number of categories covering energy use, water consumption, materials, surface water</p>	<p><a href="#">25 March 2015 – Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles)</a> This Written Ministerial Statement withdraws the Code for Sustainable Homes aside from legacy cases. It states under the section on Plan making that: <i>'From the date the <a href="#">Deregulation Bill 2015</a> is given Royal Assent, local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy</i></p>	PM/SC/7/D	Main modification to ensure consistency with modified policy wording.

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		<del>run-off</del> , waste, pollution, health and wellbeing, management, <u>land use</u> and ecology, <u>transport, and innovation</u> to produce an overall score for the sustainability of the <del>dwelling or</del> building.	<p><i>requiring any level of the <a href="#">Code for Sustainable Homes</a> to be achieved by new development; the government has now withdrawn the code, aside from the management of legacy cases.'</i></p> <p>The proposed modifications take account of the withdrawal of the Code for Sustainable Homes by removing details related to the Code for Sustainable Homes, and amending the paragraph so that it only refers to the BREEAM assessment.</p>		
<b>Paragraph 7.18</b>	136	<p>Revise wording of the paragraph as follows:</p> <p>In certain circumstances, the local planning authority will consider alternative development proposals:</p> <ul style="list-style-type: none"> <li>a new dwelling that achieves <u>CfSH Level 5 annual net zero carbon emissions from the 'regulated' energy uses</u> provided that the energy performance rating of the existing dwelling is significantly improved through retrofitting of</li> </ul>	<p><a href="#">25 March 2015 – Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles)</a> This Written Ministerial Statement withdraws the Code for Sustainable Homes aside from legacy cases. It states under the section on Plan making that: <i>'From the date the <a href="#">Deregulation Bill 2015</a> is given Royal Assent, local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the <a href="#">Code for Sustainable Homes</a> to be achieved by new development; the</i></p>	PM/SC/7/E	Main modification to ensure consistency with modified policy wording.

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		<p>energy efficiency solutions and/or renewable energy micro-generation technologies; or</p> <ul style="list-style-type: none"> <li>• using the combined footprint from the demolition of an existing house and an eligible outbuilding to provide a new dwelling that achieves <u>annual net zero carbon emissions from the 'regulated' energy uses CfSH Level 5.</u></li> </ul>	<p><i>government has now withdrawn the code, aside from the management of legacy cases.'</i></p> <p>The proposed modifications take account of the withdrawal of the Code for Sustainable Homes by removing details related to the Code for Sustainable Homes, and amending the paragraph so that it will still ensure the delivery of the same outcomes.</p>		
<b>Policy H/8 Housing Mix</b>	139	<p>Include reference in paragraph 1 to 'those seeking starter homes' and 'people wishing to build their own homes.'</p> <p>Policy H/8: Housing Mix</p> <ol style="list-style-type: none"> <li>1. A wide choice, type and mix of housing will be provided to meet the needs of different groups in the community including families with children, older people, <u>those seeking</u></li> </ol>	<p>The Local Plan needs to include mention of the housing needs for different groups of people including those seeking starter homes and people wishing to build their own homes to reflect changes mentioned in two Government policy statements -</p> <p><a href="#">2 March 2015 – Written Ministerial Statement by Brandon Lewis MP DCLG</a> Changing planning policy to enable starter homes for first time buyers.</p> <p>26 March 2015 – Revision to National Planning</p>	PM/SC/7/F	Main modification required to ensure that the plan is consistent with changes to national planning policy

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		<p><u>starter homes, people wishing to build their own homes</u> and people with disabilities. The market homes in developments of 10 or more homes will consist of:</p> <ol style="list-style-type: none"> <li>a. At least 30% 1 or 2 bedroom homes;</li> <li>b. At least 30% 3 bedroom homes;</li> <li>c. At least 30% 4 or more bedroom homes;</li> <li>d. With a 10% flexibility allowance that can be added to any of the above categories taking account of local circumstances.</li> </ol>	<p>Practice Guidance – Housing and economic development needs assessment section – Paragraph 21 – Government wanting to enable more people to build their own home. Local Planning Authority should identify demand for custom build in their areas and compile a local list or register of people who want to build their own homes.</p> <p>The policy has been amended to allow for consideration of people building their own homes.</p>		
<b>Policy H/8 Housing Mix</b>	139	<p>Amend section 2 of the policy as follows:</p> <ol style="list-style-type: none"> <li>2. Section 1 is subject to: <ol style="list-style-type: none"> <li>e. The housing mix of affordable homes (<u>except starter homes</u>) in all developments being determined by local housing needs evidence;</li> </ol> </li> </ol>	<p>The Local Plan needs to include mention of the housing needs for different groups of people including those seeking starter homes and people wishing to build their own homes to reflect changes mentioned in two government policy statements -</p> <p><u>2 March 2015 – Written Ministerial Statement by Brandon Lewis MP DCLG</u> Changing planning policy to enable starter homes for first time</p>	PM/SC/7/G	Main modification required to ensure that the plan is consistent with changes to national planning policy

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		<p>f. The mix of market homes to be provided on sites of 9 or fewer homes taking account of local circumstances;</p> <p>g. <u>On all sites of 20 or more dwellings, and in each phase of strategic sites, developers will supply dwelling plots for sale to self and custom builders. Where plots have been made available and appropriately marketed for at least 12 months and have not been sold, the plot(s) may either remain on the market or be built out by the developer.</u></p>	<p>buyers.</p> <p>26 March 2015 – Revision to National Planning Practice Guidance – Housing and economic development needs assessment section – Paragraph 21 – Government wanting to enable more people to build their own home. Local Planning Authority should identify demand for custom build in their areas and compile a local list or register of people who want to build their own homes.</p> <p>The PPG states that in addressing the needs for all types of housing plan makers should consider people wishing to build their own homes. The Government wants to enable more people to build their own home and wants to make this form of housing a mainstream housing option. Local planning authorities should, therefore, plan to meet the strong latent demand for such housing. Additional local demand, over and above current levels of delivery can be identified from secondary data sources.</p> <p>South Cambridgeshire District Council is one of the vanguard authorities and has a self build register. As a local planning authority it has made an early start to considering the needs of people wishing to build their own homes and the modification seeks to achieve this through the Local Plan.</p>		

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<b>Paragraph 7.24</b>	139	<p>Amend paragraph 7.24 to include additional wording after the second sentence as following:</p> <p>....The high cost of housing locally also affects the size of home that many people can afford, even if their preference would be for a larger property, and it is important to provide for everyone's needs and help create mixed and balanced communities. <u>The Council will encourage the creation of sites for starter homes within the district so that first time buyers are given more opportunities to live in the district. Also the Council will support those people wishing to build their own homes.</u></p>	<p>The Local Plan needs to include mention of the housing needs for different groups of people including those seeking starter homes and people wishing to build their own homes to reflect changes mentioned in two government policy statements -</p> <p><a href="#">2 March 2015 – Written Ministerial Statement by Brandon Lewis MP DCLG</a> – changing planning policy to enable starter homes for first time buyers.</p> <p>National planning policy and practice guidance make it clear that Local Planning Authority should identify demand for custom build in their areas and make provision in their local plans.</p> <p>26 March 2015 – Revision to National Planning Practice Guidance – Housing and economic development needs assessment section – Paragraph 21 – Government wanting to enable more people to build their own home. Local Planning Authority should identify demand for custom build in their areas and compile a local list or register of people who want to build their own homes.</p> <p>South Cambridgeshire District Council is one of</p>	PM/SC/7/H	Main modification to ensure consistency with modified policy wording.

Policy / Paragraph	Local Plan Page	Proposed Modification to the South Cambridgeshire Local Plan	Reason for modification	Proposed modification number	Main or Minor Modification
			<p>the vanguard authorities and has a self build register. As a local planning authority it has made an early start to considering the needs of people wishing to build their own homes and the modification seeks to achieve this through the Local Plan.</p>		
<p><b>New Paragraph after 7.27</b></p>	<p>140</p>	<p>Add new paragraph after 7.27 to read as follows:</p> <p><u>Custom and self build housing is housing built or commissioned by individuals (or groups of individuals) for their own occupation. As the Local Plan allocates mainly larger housing sites, without this policy, it is likely that custom and self builders would struggle to compete for sites. In October 2015 there were 229 people registered on the South Cambridgeshire Right to Build register which had been open since January 2015. New applications now average around 10 per month. This policy helps local residents develop their own lower cost market housing, supports the local economy by providing work for local builders and tradesmen,</u></p>	<p>The Local Plan needs to include mention of the housing needs for different groups of people including those seeking starter homes and people wishing to build their own homes to reflect changes mentioned in two government policy statements -</p> <p><u>2 March 2015 – Written Ministerial Statement by Brandon Lewis MP DCLG Changing planning policy to enable starter homes for first time buyers.</u></p> <p>26 March 2015 – Revision to National Planning Practice Guidance – Housing and economic development needs assessment section – Paragraph 21 – Government wanting to enable more people to build their own home. Local Planning Authority should identify demand for custom build in their areas and compile a local list or register of people who want to build their own homes.</p> <p>South Cambridgeshire District Council is one of</p>	<p>PM/SC/7/1</p>	<p>Main modification to ensure consistency with modified policy wording.</p>

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		<u>increases the diversity of housing supply, and will facilitate innovative designs and the development of more sustainable houses.</u>	the vanguard authorities and has a self build register. As a local planning authority it has made an early start to considering the needs of people wishing to build their own homes and the modification seeks to achieve this through the Local Plan		
<b>Paragraph 7.59</b>	154	Add a sentence to the end of this paragraph as follows:  The Government's <a href="#">Planning Policy for Traveller Sites</a> requires that local planning authorities set targets for the provision of Gypsies and Traveller pitches and Travelling Showpeople plots which address the likely site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities. <u>This policy document was updated in August 2015 to include a new definition of 'gypsies and travellers' for the purposes of planning policy.</u>	On 31 August 2015, the Government published <a href="#">Planning Policy for Traveller Sites</a> which should be read in conjunction with the National Planning Policy Framework. The new planning policy document redefines 'traveller' in planning policy to exclude those who no longer travel permanently. The glossary contains this revised meaning in Annex1 page 9 of the publication.	MM/SC/7/A	Minor modification to be consistent with national policy
<b>Paragraph 7.78</b>	160	Amend paragraph to read as follows:  This policy addresses specific design principles that should be met by all new	On 31 August 2015, the Government published <a href="#">Planning Policy for Traveller Sites</a> which should be read in conjunction with the National Planning Policy Framework. The new planning	MM/SC/7/B	Minor modification to be consistent with national



Policy / Paragraph	Local Plan Page	Proposed Modification to the South Cambridgeshire Local Plan	Reason for modification	Proposed modification number	Main or Minor Modification
		Gypsy and Traveller sites or Travelling Showpeople sites. <del>The Government has published specific guidance relating to the design of Gypsy and Traveller pitches (<a href="#">Designing Gypsy and Traveller Sites – Good Practice Guide</a>) which should be considered when applying for planning permission. Further guidance <u>Guidance</u> will also be included in the District Design Guide SPD.</del>	<p>policy document redefines 'traveller' in planning policy to exclude those who no longer travel permanently.</p> <p>With the publication of this new guidance on traveller sites an existing document called '<i>Designing Gypsy and Traveller sites: good practice guide</i>' was withdrawn on 1 September 2015.</p>		policy
<b>Paragraph 7.79</b>	160	<p>Amend paragraph to read as follows:</p> <p>Gypsy and Traveller caravan sites are predominantly residential uses. <del>This is established by government guidance on designing Gypsy and Traveller sites and is reflected in South Cambridgeshire.</del> Any employment uses would require planning permission, and could therefore be considered on their merits in the particular location. However, Travelling Showpeople may require space for the storage and maintenance of large pieces of equipment. The site design and layout should ensure the amenity and safety</p>	<p>Responding to changes in national policy since the local plan was submitted in March 2014.</p> <p>On 31 August 2015, the Government published <a href="#">Planning Policy for Traveller Sites</a> which should be read in conjunction with the National Planning Policy Framework. The new planning policy document redefines 'traveller' in planning policy to exclude those who no longer travel permanently.</p> <p>With the publication of this new guidance on traveller sites an existing document called '<i>Designing Gypsy and Traveller sites: good practice guide</i>' was withdrawn on 1 September 2015.</p>	MM/SC/7/C	Minor modification to be consistent with national policy

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		of residents is protected by locating non-residential uses away from the residential and communal areas.			
<b>Paragraph 8.54</b>	181	<p>Amend supporting text to read as follows:</p> <p>Employment sites at villages are a scarce resource, which should be retained. Making best use of existing employment sites reduces the pressure for development of new sites, including new sites in the countryside. It also provides a greater range of employment opportunities and reduces the need to travel. Sites should be retained to provide local employment, unless specific factors indicate otherwise. <u>The policy does not apply where the change of use is permitted development.</u></p>	<p><a href="#">25 March 2015 – Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles)</a> - This Written Ministerial Statement outlines the Government's policy on change of use which supports brownfield regeneration – new permitted development rights were brought forward including allowing change of use between shops and financial and professional services, change of use from business to residential etc</p> <p>The supporting text to Policy E/14 needs to be modified to clarify that the policy does not apply where the changes of use is permitted development following on from the changes brought forward in the Written Ministerial Statement.</p>	PM/SC/8/D	Main modification to ensure clarification and consistency with changes to permitted development rights.
<b>Paragraph 9.65</b>	213	<p>Update paragraph to include new regulations:</p> <p>Under the present system of controls over hazardous development and over development within the vicinity of hazardous installations, the activities</p>	<p>The web-based <a href="#">planning practice guidance</a> was published 6 March 2014 as the local plan was submitted for examination. There is a specific section about hazardous substances. <a href="http://planningguidance.planningportal.gov.uk/bl/og/guidance/hazardous-substances/">http://planningguidance.planningportal.gov.uk/bl/og/guidance/hazardous-substances/</a></p>	MM/SC/9/A	Minor modification to provide clarity.

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		<p>and substances (and quantities) to which the above statements apply are <del>those defined by the Planning (Hazardous Substances) Regulation 1992, the Planning (Control of Major Accident Hazards) Regulations 1999 and referred to in the Department of the Environment Circular 04/00 "Planning Controls for Hazardous Substances" which will be replaced with revised guidance within the lifetime of the Plan. The Planning (Hazardous Substances) Regulations came into force on 1 June 2015. set out in the web based <a href="#">planning practice guidance</a> (PPG) in a specific section on hazardous substances which is updated as new regulations are implemented.</del></p>	<p><a href="#">25 March 2015 – Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles)</a> - This Written Ministerial Statement contained updates on a number of topics including hazardous substances to reflect new regulations that were introduced on 1 June 2015.</p> <p>The modification allows for updates via the planning practice guidance.</p>		
<b>Paragraph 10.42</b>	234	<p>New paragraph to be added after 10.42</p> <p><u>There are some forms of development where contributions will not be sought as set out in <a href="#">planning practice guidance</a>. These include custom and self-build housing schemes as well as <a href="#">starter homes</a>.</u></p>	<p>The web-based <a href="#">planning practice guidance</a> was published 6 March 2014 as the local plan was submitted for examination. This includes a section relating to self build work being exempt from the Community Infrastructure Levy. <a href="http://planningguidance.planningportal.gov.uk/bl/og/guidance/community-infrastructure-levy/relief/self-build-exemption/">http://planningguidance.planningportal.gov.uk/bl/og/guidance/community-infrastructure-levy/relief/self-build-exemption/</a></p>	PM/SC/10/A	Main modification to be consistent with national policy

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<b>Glossary</b>	263	<p><u>Add to terms to glossary.</u></p> <ul style="list-style-type: none"> <li> <p><b><u>Planning Practice Guidance (PPG)</u></b>  <u>The web-based planning practice guidance is a planning information resource available online in a usable and accessible format to be read alongside the National Planning Policy Framework. It contains detailed information for users of the planning system previously only published in separate documents. DCLG are actively managing the planning practice guidance, and any necessary updates will be made as soon as regulations and legislation are brought into force.</u></p> </li> <li> <p><b><u>Starter Home</u></b>  <u>Starter home means a building or part of a building that:</u></p> <ol style="list-style-type: none"> <li><u>is a new dwelling,</u></li> <li><u>is available for purchase by</u></li> </ol> </li> </ul>	The web-based <a href="#">planning practice guidance</a> was published 6 March 2014 as the local plan was submitted for examination.	MM/SC/G/A	Minor modification to be consistent with national policy

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		<p><u>qualifying first-time buyers only,</u></p> <p>c) <u>is to be sold at a discount of at least 20% of the market value,</u></p> <p>d) <u>is to be sold for less than the price cap, and</u></p> <p>e) <u>is subject to any restrictions on sale or letting specified in regulations made by the Secretary of State.</u></p> <p><u>( From Housing and Planning Bill October 2015)</u></p> <ul style="list-style-type: none"> <li>• <b><u>Self –build and Custom Housebuilding</u></b></li> </ul> <p><u>Self-build and custom housebuilding” means the building or completion by:</u></p> <p>a) <u>individuals,</u></p> <p>b) <u>associations of individuals,</u> <u>or</u></p> <p>c) <u>persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.</u></p> <p><u>But it does not include the building of a house on a plot acquired from a person</u></p>			

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		<p><u>who builds the house wholly or mainly to plans or specifications decided or offered by that person.</u></p> <p><u>( From Housing and Planning Bill October 2015)</u></p> <ul style="list-style-type: none"> <li>• <u>Right to Build Government initiative which creates a new 'Right to Build' giving custom builders a right to a plot of land from councils. Local Planning Authorities are to help local custom builders to find a suitable plot of land to build a new home. A register of individuals wishing to build their own home is to be kept. South Cambridgeshire District Council was one of the vanguard councils to pioneer the scheme.</u></li> </ul>			
<b>Glossary</b>	272	<p>Revise glossary definition of Gypsy and Traveller</p> <p><u>Persons of nomadic habit of life</u></p>	On 31 August 2015, the Government published <a href="#">Planning Policy for Traveller Sites</a> which should be read in conjunction with the National Planning Policy Framework. The new planning	PM/SC/G/B	Minor modification to be consistent with national

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		<p><u>whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently but, excluding members of an organised group of travelling showpeople or circus people travelling together as such.</u></p> <p>Source: Planning Policy for Traveller Sites, 2015</p>	<p>policy document redefines 'traveller' in planning policy to exclude those who no longer travel permanently.</p>		<p>policy</p>