

Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and **bold** for additions of text, or by specifying the modification in words in [square brackets].

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Plans showing modifications to the Policies Map are contained on the examination website <http://www.eastcambs.gov.uk/local-development-framework/local-plan-further-post-hearing-proposed-modifications-september-2014> (document FPH/15). Specific map numbers, where applicable, are referenced in the table below.

Ref	Page	Policy/ para	Main Modification
MM1	13	Spatial vision – para. 3	'Wherever new housing is provided, it will match respond to local needs and requirements as far as possible in terms of type, size and tenure....'
MM2	18	3.2.4	'.....It also involves co-ordination with the strategy of neighbouring authorities, and working together to ensure the needs of the housing market area are met. Further details and analysis of the East Cambridgeshire housing requirement are set out in the Council's 'Housing Requirements Paper' (January 2013). The District's Council's housing requirement has been informed by the following key evidence documents: <ul style="list-style-type: none"> • 'Technical Report on Population, Housing and Employment' (May 2013) – commissioned jointly by Cambridgeshire authorities and Peterborough and undertaken by Cambridgeshire County Council. • A new 'All Homes' chapter in the Strategic Housing Market Assessment (SHMA) (May 2013) – looking at objectively assessed need across the Cambridge Housing Market Area. The work was jointly commissioned by the Housing Board and the Strategic Planning Unit for Cambridgeshire and Peterborough.'
MM3	18	3.2.5	'The evidence indicates that there is likely to be a need for approximately 8,500–9,500 additional dwellings to be built between 2012–2031 (or about 9,000 to 10,000 dwellings over a 20 year period 2011–31). The SHMA identifies a need for 13,000 dwellings in East Cambridgeshire between 2011 and 2031. However, under the 'duty to cooperate' the District Council has reached agreement with other Cambridgeshire authorities and Peterborough Council to deliver a total of 11,500 dwellings between 2011 and 2031. This agreement, involving a redistribution of housing between some of the authorities, is set out in the 'Memorandum of Cooperation between Cambridgeshire and Peterborough authorities' (May 2013). The Memorandum concludes that the target for East Cambridgeshire should be lower than 13,000 dwellings as the Council has 'made considerable progress to date with [its] local plan reviews, and therefore have established a good understanding of their areas' development opportunities and constraints. They have also taken account of the July 2012 joint statement by Peterborough and Cambridgeshire authorities which confirmed that the strategy is to secure sustainable development by locating new homes in and close to Cambridge and Peterborough, and to other main centres of employment, whilst avoiding dispersed development.' This The agreed target of 11,500 dwellings represents an annual rate of 575 about 450–500 575 dwellings per year, This rate is more than the

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			previous Regional Strategy target for the district (430 per year) and is suitable challenging given the recent economic downturn and altered market conditions. Details regarding delivery are set out in Policy GROWTH 4 below.....'
MM4	18	3.2.5	[6 th bullet] <ul style="list-style-type: none"> • 'Has a high level of support from the local community (44% support in consultation on strategic matters in March 2012'
MM5	18	3.2.5	[additional bullet] <ul style="list-style-type: none"> • 'Will help to facilitate the delivery of appropriate levels of affordable housing to meet local needs over the Plan period.'
MM6	18	3.2.6	However, it is expected that this level of housing growth will not be sufficient to meet expected demand for affordable housing in the district. There is an estimated need for 660 affordable homes per year in East Cambridgeshire (as set out in the Strategic Market Housing Assessment 2012), which is far greater than the market has ever or is predicted to support. For further details, see the Council's 'Housing Requirement Paper' 2013.
MM7	19	3.2.10	'A previous study by SQW in 2008 ('East Cambs Employment and Labour Market Study Update' 2008) suggested that jobs growth in office, light industrial and warehousing/distribution sectors would require approximately 1 hectare for every 134 jobs created. Using this formula, a target of 9,200 jobs would require a minimum of 70 hectares of land across the district . The Council intends to make provision for a greater amount of B1/B2/B8 employment land than may be required in East Cambridgeshire over the Plan period however, and proposes that at least 60.9 69.62 hectares of new land will be identified. When combined with outstanding planning commitments and unused sites identified in the Council's Core Strategy, it is estimated that a total of 172.47 179.71 hectares is available for employment use (further details of the breakdown are provided in section 3.5 below). This amount is considered necessary for the following reasons: <i>'The need to provide choice and quality and cater for specific known demands..... This requires a good supply of land in a choice of locations to make the district is as attractive as possible to a wide range of potential employers. The District is also likely to see considerable growth in its office provision in Ely in particular in the future, particularly in Ely in order to cater from demand from professional and technical services occupations. Additional employment land has also been identified in the Fordham area as this has seen the largest growth in floorspace and jobs over the last decade, and is well placed strategically given its proximity to the A14/A11 corridor.'</i>
MM8	20	3.2.12	'.....there will be a need over the Plan period between 2012 and 2031 for: <ul style="list-style-type: none"> • Convenience (food) retail – An additional 1,984m² 3,000m² (net) of new floorspace.... • Comparison (non-food) retail – An additional 6,373m² 10,000m² (net) of new floorspace...' <i>Inspector's note: these revised floorspace totals have been rounded from those figures proposed in the Council's suggested modifications (see main report).</i>
MM9	20	Policy GROWTH 1	'In the period 2011 2012 to 2031 the District Council will: <ul style="list-style-type: none"> • Make provision for a deliverable supply of land to accommodate in the region of 8,500 to 9,500 new the delivery of 11,500 dwellings in East Cambridgeshire. • Maximise opportunities for jobs growth in the district, with the aim of achieving a minimum of 9,200 additional jobs in East Cambridgeshire. Part of this strategy will involve making provision for a deliverable supply of at least 172 179 hectares of employment land for B1/B2/B3 uses, and providing for home working; and In the period 2012 to 2031 the District Council will: <ul style="list-style-type: none"> • Make provision for at least an additional 1,984m² 3,000m² (net) of convenience and 6,373m² 10,000m² (net) of comparison retail floorspace in

Ref	Page	Policy/ para	Main Modification
			the district...'
MM10	21	3.3.5	'The development envelopes are shown on the settlement maps in Part 2 of the Local Plan. They are similar to those in the Core Strategy Proposals Map (2009), but with two key changes. Firstly, the development envelopes have been re-drawn to include a number of new allocations on the edge of towns and villages and also current employment areas on the edge of settlements – where these form part of the main built-up framework of a settlement. Secondly,.....These are considered to be part of the open countryside, due to their small size and open structure/lack of compact built-form. There are also a number of employment areas and allocations which have been excluded as they are in the open countryside or are divided from the main built-up framework of a settlement by fields, roads or other clear boundaries.'
MM11	22	3.3.6	'Within the identified development envelopes, housing, employment and other types of development to meet the needs of the local community will generally be appropriate (provided there is no adverse effect on the character of the locality and that all other material planning considerations are satisfied). Applications will be determined on their merits against the policies in the Local Plan. This will apply to all sizes of sites within the development envelope. It should be noted that there are two key exceptions to this approach. Firstly, the Council is keen to retain land or premises used for employment purposes (B1/B2/B8 development). Therefore proposals involving change of use of employment sites and allocations will only be permitted as an exception – in accordance with Policy EMP 1. Secondly, the Council is keen to retain community facilities such as local shops, pubs, community meeting places, schools and open spaces. Therefore proposals involving their loss will only be permitted as an exception – in accordance with Policy COM 3.'
MM12	22/ 23	Policy GROWTH 2	[first paragraph] 'The majority of development.... M market T towns...growth' [third paragraph] 'Within the defined development envelopes housing, employment and other development to meet local needs will normally be permitted – provided there is no significant adverse effect on the character and appearance of the area and that all other material planning considerations are satisfied. Two key exceptions to this will apply in the case of proposals involving the loss of employment land or community facilities - which will be assessed against Policies EMP 1 and COM 3 respectively. Retail development should be focused where possible within the town centres of Ely, Soham and Littleport - or alternatively, if there are no suitable sites available, on edge of centre sites, then out of centre town sites...' [fourth paragraph] 'Outside defined development envelopes, development will be strictly controlled, having regard to the need to protect the countryside and the settings of towns and villages. Development will be restricted to the main categories listed below, and may be permitted as an exception, providing there is no significant adverse impact on the character of the countryside and that other Local Plan policies are satisfied.'
MM13	24	3.4.4	'....This may be provided on-site (secured through planning conditions or S.106 agreements) or through financial contributions from developers secured via S.106 agreements. Section 106 agreements need to meet tests set out in Regulations, and may be sought for a variety of infrastructure and benefits, including: <ul style="list-style-type: none"> • Community facilities including library and public health services. • Education facilities including primary, secondary and special schools. • Sport, leisure, open space and recreation facilities. • Transport infrastructure. • Flood mitigation and improvement measures, and • Environmental improvements

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			Further details are set out in the Council's Supplementary Planning Document on Planning Obligations Developer Contributions [due to be adopted in February 2013. See website for further details].....'
MM14	25	3.4.8	'....on a site by site basis. It should also be noted that surface water systems in parts of the district are at capacity, and new development will have to ensure appropriate surface water drainage and discharge arrangements are secured. This will involve liaising with the relevant Internal Drainage Board as well as Anglian Water (for further details see Policy ENV 8).' '
MM15	26	Policy GROWTH 3	[text after 5 th bullet] 'Key infrastructure requirements relevant to growth within the district include the following (the list is not exhaustive and is taken from the Council's Infrastructure Investment Plan)'.
MM16	26	Policy GROWTH 3	[Education] [second bullet] <ul style="list-style-type: none"> 'New Early Years (nursery) facilities at Burwell, Ely, Soham, Littleport and expansion of existing nursery facilities elsewhere.' [new bullet] <ul style="list-style-type: none"> 'New Area Special School in Littleport.'
MM17	26	Policy GROWTH 3	[Green infrastructure, first bullet] 'Strategic green infrastructure improvements as outlined in the Cambs Green Infrastructure Strategy, including the provision of Ely Country Park and Block Fen nature reserve , improvements to Soham Town Commons.....'
MM18	26	Policy GROWTH 3	[Transport, bullets 1, 2, 8 and 10] <ul style="list-style-type: none"> 'Highway and sustainable transport infrastructure improvements associated with the development of North Ely, including pedestrian and cycle routes to the station and the town centre. Ely Southern Bypass Major improvements to the A142 between Angel Drove and Stuntney Causeway Improvements to Ely Railway station (passenger transport interchange, improved pedestrian and segregated cycle access and increased car and cycle parking) and Littleport Railway Station (increased car and cycle parking) Improvements to pedestrian and cycle networks within settlements and between settlements (including segregated cycle routes with appropriate crossings at key points where possible)'.
MM19	26	Policy GROWTH 3	[Other infrastructure, new bullet] <ul style="list-style-type: none"> 'Providing and/or upgrading telecommunications infrastructure.'
MM20	27	3.5.2	'Some development in the district is already committed and will come forward on sites which have planning permission. It is also known that some supply will continue to come forward on small 'windfall' sites over the Plan period. Allocating new land or noting broad locations to meet the remaining shortfall (and over-allocating), can ensure that appropriate levels of growth are delivered.'
MM21	28	3.5.5	[first bullet] <ul style="list-style-type: none"> 'Outstanding commitments (including sites with planning permission, and outstanding allocations from the Local Plan¹' [second bullet] <ul style="list-style-type: none"> 'Large potential sites within settlements – as identified in the Council's Strategic Housing Land Availability Assessment (2012) (Review 2014). The next review of the Plan may provide an opportunity to explore whether to allocate this source of supply in order to provide greater certainty over future delivery.' [fourth bullet] <ul style="list-style-type: none"> 'Rural exception sites – large specific sites identified in the Council's Strategic Housing Land Availability Assessment (2012) (Review 2014).'

¹ East Cambridgeshire District Local Plan (2000).

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			[new bullet on end of list] <ul style="list-style-type: none"> 'Broad locations on the edge of key settlements – as identified in the key diagrams below. Specific sites will be identified through the future Local Plan review.' 																																																																								
MM22	28	3.5.6	<p>'Table 3.2 summarises how and where housing is likely to be delivered in East Cambridgeshire over the Plan period. It identifies there will be sufficient overall supply of land to meet the district's housing requirement of 8,500—9,500 11,500 dwellings, as set out in Policy GROWTH 1. The latest projections (as at September 2014 February 2013) indicate that an estimated 9,400 12,000 dwellings could come forward between 2012 2011 and 2031 (representing an annual rate of 495 dwellings). It is estimated that approximately 5,900 6,500 of these dwellings will be on new allocations, mainly on the edge of existing towns and villages. The table also includes reference to 'broad locations', which are identified in the key diagrams below. The diagrams are indicative only and identify broad areas on the edge of Soham and Littleport which were identified as 'phase 2' sites in the Soham and Littleport Masterplans, and could be developed in the future. The supply from this source is not anticipated to be required in strategic terms until the later part of the Plan period. Therefore the locations are broadly identified at this stage – and it is intended that the specific site boundaries will be identified through the next Local Plan review. There is sufficient identified capacity on the edge of Soham and Littleport to enable this source of supply to be realised</p> <p>[insert new key diagrams for Littleport and a revised diagram showing broad locations on the edge of Soham after paragraph 3.5.6 – see map section at the back of the Schedule of Proposed Modifications. These have been updated from the version published for Proposed Modifications in April 2014, taking account of the fact that some of the Soham areas have now been proposed as specific housing allocations in the tables below]</p>																																																																								
MM23	28	3.5.7	<p>'Further details of the various sources of housing supply, the breakdown by settlement, and the predicted levels of supply year on year throughout the Plan period (the 'housing trajectory') is set out in the Annual Monitoring Report [until the Local Plan is adopted, the latest housing trajectory for the Local Plan will be contained in a separate Background paper on 'Housing Supply' – see the Council's website]. The housing trajectory for 2012 in the Council's 'Housing Supply Paper' September 2014 demonstrates that a five-year supply of specific deliverable sites incorporating an additional buffer of 5% can be identified in the district as required by Government. Further information on the tenure and type of dwellings is set out in Chapter 4 of this Local Plan.'</p>																																																																								
MM24	28	Table 3.2	<p>[Table title] 'Table 3.2 – Summary of estimated housing supply 2012 2011-31'</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Completion s 2011/2- 2012/13</th> <th>Outstanding commitment s at 1.4.13</th> <th>Large potential sites</th> <th>Small windfall sites</th> <th>Specific rural sites</th> <th>Allocs.</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>Market towns</td> <td>458</td> <td>1152 950</td> <td>297 315</td> <td>322 241</td> <td>19 0</td> <td>5216 5849</td> <td>7006 7782</td> </tr> <tr> <td><i>Ely</i></td> <td>95</td> <td>174 145</td> <td>326 56</td> <td>85 68</td> <td>19 0</td> <td>3564 3679</td> <td>3904 4043</td> </tr> <tr> <td><i>Soham</i></td> <td>260</td> <td>382 256</td> <td>26 40</td> <td>145 114</td> <td>0</td> <td>1102 1620</td> <td>1655 2290</td> </tr> <tr> <td><i>Littleport</i></td> <td>103</td> <td>596 549</td> <td>209 188</td> <td>92 59</td> <td>0</td> <td>550</td> <td>1447 1449</td> </tr> <tr> <td>Villages</td> <td>200</td> <td>222 321</td> <td>241 276</td> <td>601 421</td> <td>136 70</td> <td>684 659</td> <td>1884 1947</td> </tr> <tr> <td>Rural windfall estimate</td> <td></td> <td></td> <td></td> <td>510 471</td> <td></td> <td></td> <td>510 471</td> </tr> <tr> <td>Broad locations</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1,800</td> </tr> <tr> <td>TOTAL</td> <td>658</td> <td>1374 1,271</td> <td>538 560</td> <td>1433 1133</td> <td>155 70</td> <td>5900 6508</td> <td>9400 12,000</td> </tr> </tbody> </table>	Location	Completion s 2011/2- 2012/13	Outstanding commitment s at 1.4.13	Large potential sites	Small windfall sites	Specific rural sites	Allocs.	TOTAL	Market towns	458	1152 950	297 315	322 241	19 0	5216 5849	7006 7782	<i>Ely</i>	95	174 145	326 56	85 68	19 0	3564 3679	3904 4043	<i>Soham</i>	260	382 256	26 40	145 114	0	1102 1620	1655 2290	<i>Littleport</i>	103	596 549	209 188	92 59	0	550	1447 1449	Villages	200	222 321	241 276	601 421	136 70	684 659	1884 1947	Rural windfall estimate				510 471			510 471	Broad locations							1,800	TOTAL	658	1374 1,271	538 560	1433 1133	155 70	5900 6508	9400 12,000
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MM25	29	3.5.10	[insert new sentence at the end] 'On mixed use housing/employment schemes it should be noted that the jobs growth targets are provided as a guide – and that an element of the jobs targets may be achieved through initiatives such as homeworking rather than new build employment space.'																																																																																																												
MM26	29	Table 3.3	<p>'Table 3.3 – Summary of estimated B1/B2/B8 employment land supply 2012-2013-31 (hectares)' (source: Cambs County Council Employment Monitoring Data April 2013)'</p> <table border="1"> <thead> <tr> <th>Settlement</th> <th>Outstanding commitments</th> <th>Allocations identified in the Core Strategy</th> <th>'New' Allocations</th> <th>Total allocations (hectares)</th> <th>TOTAL hectares</th> </tr> </thead> <tbody> <tr> <td>Ely</td> <td>7.919.42</td> <td>40.5</td> <td>12 + North Ely + Station Gateway 20.52</td> <td>52.5 + North Ely + Station Gateway 61.02</td> <td>60.4 80.44</td> </tr> <tr> <td>Soham</td> <td>2.081.54</td> <td>11</td> <td>8</td> <td>19</td> <td>21.08 20.54</td> </tr> <tr> <td>Littleport</td> <td>13.541.93</td> <td>4.77</td> <td>8.6</td> <td>13.37</td> <td>26.91 15.3</td> </tr> <tr> <td>Bottisham</td> <td>0.23</td> <td>1</td> <td>0.2</td> <td>1.2</td> <td>1.2 1.43</td> </tr> <tr> <td>Burwell</td> <td>-0.65</td> <td>5.5</td> <td></td> <td>5.5</td> <td>5.5 4.85</td> </tr> <tr> <td>Haddenham</td> <td>-0.12</td> <td></td> <td>0.8</td> <td>0.8</td> <td>0.8 0.68</td> </tr> <tr> <td>Sutton</td> <td>16.4238</td> <td></td> <td></td> <td></td> <td>16.4238</td> </tr> <tr> <td>Fordham</td> <td>0.010.66</td> <td>7</td> <td>29.5</td> <td>36.5</td> <td>36.5137.16</td> </tr> <tr> <td>Isleham</td> <td>0.45 0.01</td> <td></td> <td>1</td> <td>1</td> <td>1.45 1.01</td> </tr> <tr> <td>Pymoor</td> <td>0.56</td> <td></td> <td></td> <td></td> <td>0.56</td> </tr> <tr> <td>Swaffham Prior</td> <td></td> <td></td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Burrough Green</td> <td>0.92</td> <td></td> <td></td> <td></td> <td>0</td> </tr> <tr> <td>Stretham</td> <td>0.07 -0.08</td> <td></td> <td></td> <td></td> <td>0.07 -0.08</td> </tr> <tr> <td>Cheveley</td> <td>0.09</td> <td></td> <td></td> <td></td> <td>0.09</td> </tr> <tr> <td>Wicken</td> <td>-0.74 -0.42</td> <td></td> <td></td> <td></td> <td>-0.32 -0.42</td> </tr> <tr> <td>Witchford</td> <td>0.77</td> <td></td> <td></td> <td></td> <td>0.77</td> </tr> <tr> <td>TOTAL</td> <td>40.6240.32</td> <td>69.77</td> <td>61.169.62</td> <td>130.87 139.39</td> <td>172.47 179.71 ha</td> </tr> </tbody> </table> <p>12 '.....Source: Cambs County Council Employment Monitoring Data April 2012.'</p>	Settlement	Outstanding commitments	Allocations identified in the Core Strategy	'New' Allocations	Total allocations (hectares)	TOTAL hectares	Ely	7.9 19.42	40.5	12 + North Ely + Station Gateway 20.52	52.5 + North Ely + Station Gateway 61.02	60.4 80.44	Soham	2.08 1.54	11	8	19	21.08 20.54	Littleport	13.54 1.93	4.77	8.6	13.37	26.91 15.3	Bottisham	0.23	1	0.2	1.2	1.2 1.43	Burwell	-0.65	5.5		5.5	5.5 4.85	Haddenham	-0.12		0.8	0.8	0.8 0.68	Sutton	16.42 38				16.42 38	Fordham	0.01 0.66	7	29.5	36.5	36.51 37.16	Isleham	0.45 0.01		1	1	1.45 1.01	Pymoor	0.56				0.56	Swaffham Prior			1	1	1	Burrough Green	0.92				0	Stretham	0.07 -0.08				0.07 -0.08	Cheveley	0.09				0.09	Wicken	-0.74 -0.42				-0.32 -0.42	Witchford	0.77				0.77	TOTAL	40.62 40.32	69.77	61.1 69.62	130.87 139.39	172.47 179.71 ha
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MM27	30	3.5.14	'Tables 3.4 and 3.5 provides a broad summary of how and where new retail floorspace is likely to be delivered in the district over the Plan period 2012-31, from the first two sources – and also taking account of completions from the monitoring year 2012/13..... It can be seen that the overall supply is estimated to be greater than the minimum 'target' of 1,984m² 3,000m² (convenience food) and 6,376m² 10,000m² (comparison non-food) new retail floorspace established in Policy GROWTH 1.'																																																																																																												
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						1000m² <ul style="list-style-type: none"> Octagon Business Park (Angel Drove) – 881m² Station Gateway local shops - up to 539m² 	
			Bottisham	-	60	-	60
			Burwell	-	233	-	233
			Soham	-	1,393	<ul style="list-style-type: none"> Budgens, Church Hall and Coop areas - NK Station Road local shops - NK Eastern Gateway local shop - NK 	>1,393
			TOTAL	0	233 1,686m²	2,420m²	Est. 1982m ² >4,106m²
MM29	30-31	Table 3.5	<i>'Table 3.5 – Summary of estimated comparison retail supply 2012-31 (net retail floorspace) (source: Cambridgeshire County Council Retail Monitoring Data April 2013)'</i>				
			<i>Location</i>	<i>Completions (2012/2013)</i>	<i>Outstanding comparison floorspace (m²)</i>	<i>Allocations (m²)</i>	
			Ely	-22	418	<ul style="list-style-type: none"> The Grange – 4200m² Waitrose car park area - NK Neighbourhood-centres 2 local centres North Ely – up to 1,000m² Station Gateway local shops – up to 539m² Octagon Business Park (Angel Drove) – 7913m² 	>13,652
			Burwell		30	-	30
			Fordham	238	346 116	-	346 116
			Little Downham	50		•	
			Littleport	315		•	
			Soham		465	<ul style="list-style-type: none"> Budgens, Church Hall and Coop areas - NK Garden Centre - NK Land off Station Road - NK 	NK >465
			Sutton		72	-	72
			Wilburton		270	-	270
			TOTAL	581m²	1064 953m²	4200 13,652m²	5264m ² + Est. → 6,373m² >15,186 m²
MM30	31	Policy GROWTH 4	[1 st bullet] • 'Approximately 5,900 6,500 dwellings on the edge of towns and villages.'				
MM31	31	Policy GROWTH 4	[2 nd bullet] • 'Approximately 131 139 hectares of employment development (B1/B2/B8 uses) plus additional floorspace in North Ely, Ely Station Gateway area, and other sites listed in the table below.'				
MM32	31	Policy GROWTH 4	[3 rd bullet] • 'At least 4,200m² 13,652m² of comparison retail floorspace in Ely, plus additional comparison and convenience floorspace on sites listed in the table below; and'				
MM33	31	Policy GROWTH 4	[Table] [North Ely] [Employment land]				

Ref	Page	Policy/ para	Main Modification
			<p>'13300-1500 jobs for whole site. To include minimum of 2.8 ha of B1/B2/B8 land'.</p> <p>[Retail/leisure] 'Neighbourhood centre and 2 local centres – up to 1000m2 convenience, up to 1000m2 comparison'</p> <p>[Key community facilities] '2 primary schools and pre-schools, Country Park extension'</p>
MM34	31	Policy GROWTH 4	<p>[Table] [Station Gateway area]</p> <p>[Housing] '400-630'</p> <p>[Employment land] 'Broadly equivalent to 3.8 ha (minimum of 800 jobs)'</p> <p>[Retail/leisure] 'Station local shops – up to 1078 m2'</p>
MM35	31	Policy GROWTH 4	<p>[Table] [Octagon Business Park]</p> <p>[Employment land] '1.92ha'</p> <p>[Retail/leisure] '13.34ha'</p>
MM36	31/32	Policy GROWTH 4	<p>[Table] [Soham]</p> <p>Brook Street – 400 SOH 1 Station Road – 90 SOH 2 Eastern Gateway – 600 SOH 3 Land off Fordham Road – 90 SOH 4 Land south of Blackberry Lane – 160 SOH 5 Land north of Blackberry Lane – 100 SOH 6 Land adjacent to the cemetery – 115 SOH 7 Land east of the Shade – 45 SOH 8 East of the Shade –SOH 4 9 West of the Shade – SOH 5 10 East of A142 bypass – SOH 6 11 Budgens –SOH 7 12 Church Hall area – 90 SOH 8-13 Coop area – SOH 9 14</p>
MM37	31	Policy GROWTH 4	<p>[Table] [Soham Eastern Gateway]</p> <p>[Key community facilities] 'Land for extended Medical Centre, school/pre-school playing fields and Commons'</p>
MM38	31	Policy GROWTH 4	<p>[Table] [Soham Church Hall]</p> <p>[Housing] 10 2 (net)</p>
MM39	32	Policy GROWTH 4	<p>[Table] [Littleport, west of Camel Road]</p> <p>[Key community facilities] 'Secondary, and primary, pre-school and Area Special school'</p>
MM40	34	Policy GROWTH 5	<p>[last bullet]</p> <ul style="list-style-type: none"> 'Strategic objectives of the Local Plan and policies and proposals contained within including those within Town and Village Visions.'
MM41	34	3.7.3	'...However, in certain circumstances it may be appropriate for an element of open

Ref	Page	Policy/ para	Main Modification
			market housing to be provided as part of a community-led schemes where the applicant can demonstrate through a financial appraisal that the inclusion of the open market housing is required to enable the delivery of affordable housing or other community benefits assets , with significant benefits accruing directly to the community organisation through cross-subsidy. significantly increase the land sales value above that which would be payable for a 100% affordable housing scheme. In addition, applicants will be expected to demonstrate that the community benefits of such a scheme (such as the level of affordable housing or open space) are significantly greater than would be delivered on an open market housing site. Further details relating to the application of this policy will be set out in a Supplementary Planning Document on Community-Led Development, which the District Council proposes to produce in 2014.'
MM42	35	Policy GROWTH 6	[second paragraph] 'The non-housing elements of schemes will be assessed against other relevant Local Plan policies. However, the District Council will also expect schemes to broadly accord with criteria 5 and 6 below.' [criteria] [Replace bullets with numbering (1-7)]
MM43	35	Policy GROWTH 6	[last section, penultimate bullet] <ul style="list-style-type: none"> 'It is demonstrated through a financial appraisal that this is essential to enable the delivery of affordable housing or other community benefits on-site, and that it does not increase the land sales value above that which would be likely for a 100% affordable housing scheme on the site; and....'
MM44	37	4.2.4	'The District also faces a major challenge in increasing the provision of housing for potentially vulnerable elderly and single person households. The Council will therefore aim to ensure that a proportion of new housing built as part of major housing developments is suitable, or easily adaptable for occupation by the elderly or people with disabilities (Lifetime Homes Standard or equivalent). The precise amount of open market housing which will be required to meet all or some of aspects of Lifetime Home Standards will be determined following negotiation with the applicant as part of the planning application process. This will take into account the need for this type of housing within the locality and the financial viability of individual housing developments. Further guidance on this issue will be set out in the Council's Design Guide SPD. The Government has announced in early 2014 that changes will be made to the existing Building Regulations which will introduce two new optional accessibility standards. These will include criteria to provide age friendly, accessible and adaptable housing (which is similar to Lifetime Home Standards) and to meet the specific needs of wheelchair users. Open market developments should continue to provide housing which meets Lifetime Home Standards until the new accessibility standards come into effect.'
MM45	37	4.2.6	' Where applicants propose an alternative The final mix of housing/types will be subject to negotiation with the applicant. Applicants they will be expected to provide demonstrate that this can be fully justified by providing robust evidence relating to the identified level of housing need, financial viability or deliverability to support their proposals to the District Council.'
MM46	37	Policy HOU 1	'Housing developments of 10 or more dwellings (or allocations where specified) should provide an appropriate mix of dwelling types and sizes that contribute to current and future housing needs as identified in the most recent available evidence relating to the locality....'
MM47	37	Policy HOU 1	[last paragraph] 'The final mix of dwelling types and sizes will be subject to negotiation with the applicant. Applicants proposing an alternative mix of housing will be required to provide sufficient evidence to support their proposals. demonstrate to the Council that it can be justified.'
MM48	38	Policy HOU 2	[bullet 3] <ul style="list-style-type: none"> 'The biodiversity of the site and its surroundings and any heritage assets

Ref	Page	Policy/ para	Main Modification								
			within or adjoining the site.'								
MM49	38	4.4.2	'There is a significant need for additional affordable housing within East Cambridgeshire, as set out in the current Strategic Housing Market Assessment (SHMA). It is estimated that there is a need to provide an additional 660 affordable dwellings per year, between 2010 and 2015. This is greater than the total level of housing (affordable and open market) likely to be delivered over this period (as set out in the housing trajectory).'								
MM50	39	4.4.8	'.....Housing developments should also ensure that sufficient provision is made to the needs of an ageing population and disabled people as highlighted in the Government's Housing Strategy and the SHMA. Affordable housing within the district will be expected to meet the Homes and Communities Agency's Design and Quality Standards (or successor document). These standards include some requirements which enable properties to be suitable or adaptable or accessible by elderly or people with disabilities – but are not as extensive as Lifetime Home requirements. Therefore, as with open market housing (see Policy HOU 1) an element of affordable housing should be provided to meet Lifetime Homes Standards or equivalent. The precise amount of affordable housing which will be required to meet all or some of aspects of Lifetime Home Standards will be determined following negotiation with the applicant as part of the planning application process with details in the Council's Design Guide SPD. The Government has recently announced that changes will be made to the existing Building Regulations which will introduce two new optional accessibility standards. These will include criteria to provide age friendly, accessible and adaptable housing (which is similar to Lifetime Home Standards) and to meet the specific needs of wheelchair users. Affordable housing developments should continue to provide housing which meets Lifetime Home Standards until the new accessibility standards come into effect. Applicants are advised to contact the Council's Housing team at an early stage in the application process, for guidance on the latest evidence of need for different tenures and size dwellings in a particular locality'								
MM50a	40	Policy HOU3	All new open market housing developments which incorporate 5 or more more than 10 dwellings will be required to ... <i>Please note that this change has been recommended by the Inspector in addition to the changes suggested by the Council. See main report for details.</i>								
MM51	44	4.7.4	'...However, as an exception, approval may be granted for care or nursing homes adjoining or close to a settlement – recognising that developers have to compete on the open market for land, and that there may be a lack of suitable sites within settlement boundaries current provision of nursing/care homes within the district are at the lowest level per population in Cambridgeshire (Guidance Note: Adult Social Care and Planning Policies for Housing Developments (CCC; 2013)). In these circumstances it will particularly important for applicants to Nevertheless, all applicants will need to demonstrate localised need for such provision, having regard to the Cambridge Sub-Region Strategic Housing Market Assessment and other County strategies.'								
MM52	45	Policy HOU 7	[new bullet] • 'Ensure there is no unacceptable risk of flooding.'								
MM53	46	4.10.2	'The Cambridge Sub-Regional Gypsy and Traveller Accommodation Assessment identifies a need for 38 Gypsy and Traveller pitches to provided within East Cambridgeshire between 2011 and 2031. Since 2011 the District Council has granted planning permission has been granted for a total of 17 22 pitches. Assuming that these sites can be delivered there will be a residual requirement for 21 16 pitches to be provided over the Plan period.'								
MM54	46	Table 4.2	<p><i>Table 4.2 - Estimated need for pitches in East Cambs 2011-31</i></p> <table border="1"> <thead> <tr> <th><i>Need for gypsy and traveller pitches</i></th> <th><i>Number of pitches</i></th> </tr> </thead> <tbody> <tr> <td>2011-2016</td> <td>10</td> </tr> <tr> <td>2016-2021</td> <td>13</td> </tr> <tr> <td>2021-2026</td> <td>10</td> </tr> </tbody> </table>	<i>Need for gypsy and traveller pitches</i>	<i>Number of pitches</i>	2011-2016	10	2016-2021	13	2021-2026	10
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2011-2016	10										
2016-2021	13										
2021-2026	10										

Ref	Page	Policy/ para	Main Modification								
			<table border="1"> <tr> <td>2026-2031</td> <td>5</td> </tr> <tr> <td>Total (2011-2031)</td> <td>38</td> </tr> <tr> <td>Planning permission granted 2011-123</td> <td>17 22</td> </tr> <tr> <td>Residual requirement 20123-31</td> <td>21 16</td> </tr> </table>	2026-2031	5	Total (2011-2031)	38	Planning permission granted 2011- 123	17 22	Residual requirement 201 23 -31	21 16
2026-2031	5										
Total (2011-2031)	38										
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Residual requirement 201 23 -31	21 16										
MM55	46	4.10.4	<p>'The level of need for gypsy and traveller and travelling showpeople accommodation, as identified in the Needs Assessment will be used to inform the determination of planning applications. The Planning Inspector appointed to consider the Local Plan indicated that the Needs Assessment is not robustly justified and should be reviewed and updated as part of the next Local Plan review, in order to ensure consistency with Government guidance. The District Council is committed to updating this evidence base as part of the Local Plan review.'</p> <p><i>Please note that the underlined text represents an addition by the Inspector to the Council's proposed text. See main report for details.</i></p>								
MM56	46	4.10.5	<p>'In addition, it is proposed to allocate a number of specific sites for gypsy and travellers in the Local Plan, as this can help to ensure the delivery of some sites whilst allowing flexibility to deal with other applications. Policy HOU 9 below proposes 2 separate allocation sites, providing a total of 4 pitches. This is less than the minimum 10 year supply of allocated sites that the NPPF indicates should be identified (10 year supply would equate to 6 pitches). However, despite considerable technical work and publicity, the District Council has been unable to identify any other available or suitable sites. These sites could theoretically.....'</p>								
MM57	47	Policy HOU 9	<p>[second paragraph, 3rd bullet, 4th bullet + new bullet]</p> <ul style="list-style-type: none"> 'The site would not lead to the loss of or adverse impact on historic and natural environment assets as defined in Policies ENV 7 and ENV 11 -15' 'There is no significant risk of flooding or land contamination. There is no unacceptable risk of flooding.' 								
MM58	49	Map 4.1	<p>[Modification to remove Gypsy and Traveller site allocation at Muckdungle Corner, Newmarket Road, Bottisham from the Cambridge Green Belt.]</p> <p>[See map on examination website.]</p>								
MM59	52	5.2.4	<p>'.....These strategic sites will be expected to be retained for employment uses – unless it can be demonstrated through a review of Council's Jobs Growth Strategy that there is an adequate supply of employment land and premises to meet predicted needs over the plan period (up to 2031) However, proposals for redevelopment/development for other purposes will be assessed on their merits, taking account of viability and environmental matters, and other policies in the Local Plan particularly those relating to development in the countryside (Policy GROWTH 2) and impact on local character (Policy ENV 1).'</p>								
MM60	52	Policy EMP 1	<p>'.....Employment allocations (as identified in Part 2 of the Local Plan) should be retained for their designated B1/B2/B8 uses. The Council will seek to retain employment allocations for their designated B1/B2/B8 uses. However planning applications for redevelopment/development for other purposes will be assessed on their merits, taking account of criteria a and b above, and other policies in the Plan (particularly those relating to development in the countryside and impact on local character).'</p>								
MM61	61	Policy ENV 1	<p>[fourth bullet point]</p> <p>'Key views in and out of settlements; this includes quintessential views of Ely Cathedral and the setting of the City as an historic 'isle' settlement close to the fen edge and the valley of the Great Ouse'.</p> <p>[last sentence]</p> <p>'Suitable compensatory provision must be made in the event of unavoidable significant harm where necessary.'</p>								
MM62	63	6.3.6	<p>[new sentence at end]</p> <p>'Where outline applications are proposed in locations which are deemed to be sensitive by virtue of the special character and value of the historic and natural environment in or in the vicinity of the site, they should be accompanied by sufficient information so that the impact of the proposed</p>								

Ref	Page	Policy/ para	Main Modification
			development can be properly assessed.'
MM63	63	Policy ENV 2	[paragraph 2] 'Design which fails to have regard to local context including architectural traditions and does not take advantage of opportunities to preserve, enhance or enrich the character, appearance and quality of an area will not be acceptable.' [paragraph 5] 'The Council will encourage innovative, creative good modern architectural design that complies with the principles set out below. Schemes should be founded on an understanding of the architectural traditions of an area, even if there are no direct references to them in the final design. All new development proposals...'
MM64	67	6.5.4	[new paragraph] ' However in August 2013 the Government carried out consultation on a Housing Standards Review, and indicated that they were minded to require that carbon and energy targets for housing would only be set in national Building Regulations, pending implementation of a zero carbon homes requirement. The Government has since confirmed that the Code for Sustainable Homes requirements including those relating energy and carbon emissions will be incorporated into Building Regulations (Ministerial Statement on Building Regulations – March 2014). Policy ENV 4 therefore contains reference to these forthcoming replacement standards.'
MM65	67	Policy ENV 4	'.....Applicants will be required to demonstrate how they have considered maximising all aspects of sustainable design and construction, as set out in the Code for Sustainable Homes (or its successor). Developments of 5 or more homes are required to achieve Code for Sustainable Homes Level 4 standard (or its replacement) pending implementation of the zero carbon homes requirement.....'
MM66	69	Policy ENV 6	[sixth bullet] • 'Residential amenity; and ' [seventh bullet] • 'Safeguarding areas for nearby airfields; and [new bullet] • 'Heritage assets.'
MM67	69	Policy ENV 6	[third paragraph] 'The visual and amenity impacts of proposed structures will be assessed on their merits, both individually and cumulatively and measures to remediate adverse impacts and make them acceptable will be required.'
MM68	71	Policy ENV 7	[sixth section] 'Planning permission will only be granted on sites of national or international importance if; • An alternative site is not available, and • Sufficient mitigation measures can be implemented, and • The proposal is of high strategic importance where the need for, and the benefits of, the development, will outweigh the detrimental impacts that the proposal may have on the designated area/asset. • Proposals which have an adverse impact on a site of international importance will not normally be permitted unless there are exceptional overriding reasons of public interest (human health, public safety or environmental benefit). • Proposals which have an adverse impact on a site of national importance will not normally be permitted unless the benefits of development at the site significantly outweigh the impacts.'
MM69	72	6.9.2	'...policies across the land/sea boundary are integrated, and to have regard to the Marine Policy Statement and relevant licence arrangements. The East

Ref	Page	Policy/ para	Main Modification
			Inshore Marine Plan is due to be produced in 2013 was adopted in April 2014. As part of the district is at or below sea level there is the potential for it to be highly influenced by marine processes especially those relating to coastal flooding. Reference should also be had to the Environment Agency's Tidal River Strategy (2009) and other similar strategic documents.'
MM70	72	6.9.3	'.....The Environment Agency maps and the SFRA and Surface Water Management Plans where relevant will be used to inform decisions on planning applications. The District Council will also work closely with Cambridgeshire County Council as Lead Local Flood Authority and other relevant organisations to develop a Flood and Water SPD following adoption of the Local Plan'.
MM71	72	6.9.5	'Developers should contact the Environment Agency, Lead Local Flood Authority and Internal Drainage Boards at an early stage to obtain more detailed information relating to potential flood risks including flood risk zones and surface water information for individual sites.'
MM72	73	Policy ENV 8	[second paragraph, new bullet] <ul style="list-style-type: none"> • 'The risk of flooding would cause an unacceptable risk to safety.' <p>[third paragraph, changes to bullets]</p> <ul style="list-style-type: none"> • All Major and non minor development proposals in Flood Zones 2 and 3 and 'Modelled Zone 3'; and • Major and non minor development proposals on sites of 1 hectare or greater in Flood Zone 1 in Flood Zone 1, on sites of 1 hectare or greater or where there is evidence of historic flooding set out in the SFRA and/or a Surface Water Management Plan. <p>[fifth paragraph] The use of Sustainable Drainage Systems will be required for all new developments in accordance with the Cambridgeshire SuDs Design and Adoption Handbook (or successor document) unless....'</p>
MM73	74	6.10.3	[new sentence at end] 'Regard should also be had to the Water Framework Directive and the objectives of the Anglian River Basin Management Plan.'
MM74	74	6.10.5	[new sentence at end] 'It is intended to update this SPD following adoption of the Local Plan.'
MM75	75	Policy ENV 9	[first paragraph] '....to make a full assessment of potential hazards and impacts.'
			[fourth paragraph] 'New development....or that are authorized or licensed...in the future'
			[fifth paragraph] '....suitable for the proposed use. Development proposals where there is a risk of pollution should include a Pollution Management Plan which includes details of the identified risks and the proposed control measures.'
MM76	77	New introduction to heritage section	<u>Historic environment – introduction</u> 'The role of the historic environment in achieving sustainable development is set out in national policy. All development should aim to conserve heritage assets in a manner appropriate to their significance and provide a positive response to the historic character and local distinctiveness of the district. The significance of heritage assets lies in how they are valued in terms of their special historic, archaeological, architectural or artistic qualities. The contribution of the setting of heritage assets to the appreciation of these qualities will be carefully considered, alongside other more direct impacts of development proposals.

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			<p>The district contains a great wealth and variety of buildings and structures that are important to the character and appearance of towns and villages. Within the district, there are 26 designated Conservation Areas, approximately 930 Listed Buildings and 41 sites designated as Scheduled Ancient Monuments. Ely Cathedral is one of England's great monuments, and is of national and international significance, as well as having resonance as a local landmark and symbol of the fens.</p> <p>The Council will pro-actively seek opportunities to enhance or better reveal the significance of heritage assets through all appropriate means, applying the historic environment evidence base as part of a strategy for achieving positive outcomes for the historic environment. This will apply to investigating how heritage assets at risk, or potentially at risk, can be restored and brought back into beneficial use.'</p>
MM77	77	Policy ENV 11	<p>[new paragraph at the end]</p> <p>'Where there is an adopted Conservation Area Appraisal SPD, developers will be expected to show how this has informed their proposals.'</p>
MM78	78	6.13.6	<p>The Council will use its statutory powers to enforce the repair of Listed Buildings where appropriate Investing in historic buildings can have a direct impact on the quality of life of residents. Many buildings at risk have a rich historic legacy and contribute to local identity. The repair and refurbishment of declining and/or derelict historic buildings can often be a catalyst in encouraging confidence and investment in an area.'</p>
MM79	79	Policy ENV 12	<p>[new paragraph at end]</p> <p>'The Council will monitor Heritage at Risk within the district and will pro-actively engage with key stakeholders in order to secure and improve those heritage assets deemed to be most at risk. The Council will use its statutory powers to enforce the repair of heritage assets where appropriate.'</p>
MM80	79-80	6.14 and Policy ENV 13	<p>[substitution of list with register]</p> <p>[TITLE] 6.14 Locally Listed Buildings Local Register of Buildings and Structures</p> <p>6.14.1 The Council, in conjunction will local amenity groups, will prepare a local list register of buildings and structures which make a valuable contribute to the local scene, local distinctiveness and/or local history, but which do not merit inclusion on the national list...'</p> <p>6.14.2 'Proposals for ...on the Local List Register will be required....'</p> <p>Policy ENV 13 [TITLE] Locally Listed Buildings Local Register of Buildings and Structures</p> <p>'Proposals that affect a Locally Listed Building building or structure on the Local Register will not be permitted ... The Council will resist development that will:</p> <ul style="list-style-type: none"> • Involve.....on the Local List Register; and • Involve.....on the Local List Register <p>Proposals to demolish all or part of a Locally Listed Building building or structure on the Local Register will not be permitted'</p>
MM81	80	6.15.2	<p>'Archaeological remains are finite and non-renewable. As well as having historic value in their own right, they are important for education, leisure and tourism and contribute to the character of the district. The Council will make every effort to safeguard the local archaeological heritage which is vulnerable to the impacts of development. Designated Assets of national importance are shown on the Proposals Map and listed in Appendix 2. These and other 'undesigned' assets of local, regional and national significance are recorded in the Cambridgeshire Historic Environment Record which is maintained by Cambridgeshire County</p>

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			Council, to which more assets are routinely added. '
MM82	80	6.15.3	'As most archaeological remains are yet to be discovered it is crucial that sites of potential interest are appropriately assessed. Development that harms the significance any heritage asset of known or identified national importance will be resisted, and the impact of development on all types of remains should be appropriately assessed as part of the application process. '
MM83	80	6.15.4	'Where permission for development is granted that would harm assets of archaeological interest, a programme of conservation appropriate to their significance should be undertaken. Their in-situ preservation is preferred, but where this is not feasible, provision....'
MM84	80-81	Policy ENV 14	[second and third bullets] <ul style="list-style-type: none"> • 'Require the submission of an appropriate archaeological evaluation/assessment of significance by a suitably qualified person. This initial work may be required prior to the submission of a planning application; and • Not be permitted where there would be an adverse effect on the proposals would cause substantial harm to new or known nationally important sites, including Scheduled Monuments and their settings'.
MM85	81	6.16.3	'...and the setting of any historic buildings and features heritage assets. '
MM86	81	Policy ENV 15	'Proposals that affect the significance of a Historic Park or Garden....'
MM87	83	7.2.2	'Edge of centre and out of town centre locations may be appropriate in exceptional circumstances, according to the sequential and other tests in the NPPF and referred to in Policy COM 1.'
MM88	86	7.3.5	'.....The Council therefore seeks to protect against the loss of larger A1 retail units, which are defined as those measuring with a net retail floorspace of 200m² or more larger (gross retail floorspace).
MM89	91	7.4.5	[new sentences at end] 'However, it should be noted that proposals involving the provision of different community facilities will not be appropriate in relation to open space and recreational facilities. As set out in paragraph 74 of the National Planning Policy Framework it is important to retain existing open spaces, sport and recreational facilities for these particular uses. '
MM90	92	Policy COM 3	[bullet 2 + new bullet after] <ul style="list-style-type: none"> • 'Development would involve the provision of an equivalent or better replacement community facility (either on-site or in an appropriately accessible alternative location); or , or the provision of an alternative community facility which brings demonstrable greater benefits to the settlement or neighbourhood. • Development would involve the provision of an alternative community facility which brings demonstrable greater benefits to the settlement or neighbourhood - except in the case of open space, sports and recreational facilities which should be retained where possible in accordance with paragraph 74 of the National Planning Policy Framework.'
MM91	92	Policy COM 3	[bullet 4 + new bullet after] <ul style="list-style-type: none"> • 'Development would involve the provision of an equivalent or better replacement community facility (either on-site or in an appropriately accessible alternative location); or , or the provision of an alternative community facility which brings demonstrable greater benefits to the settlement or neighbourhood. • 'Development would involve the provision of an alternative community facility which brings demonstrable greater benefits to the settlement or neighbourhood except in the case of open space, sports and recreational facilities which should be retained where possible in accordance with paragraph 74 of the National Planning Policy Framework.'
MM92	93	7.6.2	'The Cambridgeshire Green Infrastructure Strategy (2011) provides a valuable framework for considering strategic green infrastructure in East Cambridgeshire. A

Ref	Page	Policy/ para	Main Modification
			map showing strategic green infrastructure is included as Appendix 5 in this Local Plan. The Strategy identifies.....'
MM93	93	7.6.2	[new bullet] • 'Block Fen Nature Reserve'
MM94	95	7.7.4	'The Council supports the development and provision of telecommunication infrastructures throughout the district. according to need. At the same time the Council is keen to minimise any adverse impact on the character of the locality and environment.'
MM95	104	Map 8.1	[Modification to Aldreth Development Envelope following review of employment areas and proposed employment allocations.] [See map on examination website.]
MM96	107	Map 8.2	[Modification to Development Envelope following review of employment areas and proposed employment allocations.] [See map on examination website.]
MM97	109	Policy BAR 1	[new bullet] • 'Make provision for the road across the frontage to be widened to 5 metres'
MM98	109	Policy BAR 2	[new bullet] • 'Make provision for the road across the frontage to be widened to 5 metres, and extend the 30 mph speed limit across the frontage'
MM99	111	Map 8.3	[Modifications to Barway Development Envelope following review of employment areas and proposed employment allocations.] [See map on examination website.]
MM100	116	Supporting text to Policy BOT 1	[2 nd paragraph] land from 'Land is released from The development of the site will require the release of land from the Cambridge Green Belt for the development of the site. Proposals will need to include measures to reinforce the create a new clear defensible Green Belt Boundary.....'
MM101	117	Supporting text to Policy BOT 1	[5 th paragraph] 'There is an identified local need for allotment space within Bottisham. Land east of Bell Road is the only area capable of delivering this community use over the Plan period, so it is crucial that provision is made within as part of the scheme – either within the site or adjoining it to the south/south-west (not within the SAM buffer area)' .
MM102	117	Supporting text to Policy BOT 1	[6 th paragraph] 'The District Council will require the preparation of a Masterplan for the whole site, prior to the approval of a development scheme. The Masterplan should establish the development and Green Belt boundaries for the site along with the broad location of land uses, roads, services, open space and landscaping, and look at principles such as access and movement, built form and phasing.....'
MM103	117	Policy BOT1	[6 th bullet point] • 'Provide new allotments within the site or adjoining it to the south/south-west (potentially as part of the SAM buffer subject to the archaeological evaluation and agreement with English Heritage), for the use of the local community.....'
MM104	117	Policy BOT 1	[7 th bullet point] • 'Be accompanied by a Landscape Assessment and include measures to enhance the supporting Green Belt and provide a well-defined and defensible boundary to the Green Belt on the southern and western boundaryies of the site.'
MM105	120	Infrastructure table	[4th row] 'Development of new public open space and children's play area - Bottisham Parish Council / ECDC - The Parish Council are also engaging with local landowners to explore other potential sites for new open space. Partly facilitated by development at Bell Road and Crystal Structures sites (see Policy BOT 1 and BOT 2).
MM106	118	Supporting text to Policy BOT 2	[delete entire section] Mixed use housing/employment allocation Crystal Structures site

Ref	Page	Policy/ para	Main Modification
			One key potential infill opportunity is the 'Crystal Structures' site on Tunbridge Lane. This currently has several buildings on it, which were used for employment purposes. However, this use has been dwindling in recent years and the buildings are considered to be unsuitable for modern use. Therefore it is considered appropriate to allow the site to be redeveloped for a mix of housing and employment uses (B1/B2), in accordance with Policy EMP 1.
MM107	118	Policy BOT 2	[delete entire policy and remove site from policies map]
MM108	119	Supporting text 'Employment'	[second paragraph] 'Employment growth in Bottisham is required to allow for the sustainable growth of the village and help meet local employment needs. The mixed use allocation at the Crystal Structures site should assist. In addition, an An employment allocation is proposed to the rear of Tunbridge Lane Business Park to allow the extension of that facility. Development on this site will need to be in line with Policy BOT 3- 2 .
MM109	122	Map 8.5	[Modification to boundary of site BOT 1 (land east of Bell Road) following recent masterplanning work.] [See map on examination website.]
MM110	122	Map 8.5	[Modifications to Bottisham Development Envelope following review of employment areas and proposed employment allocations.] [See map on examination website.]
MM111	131	Supporting text to Policy BUR 1	[part of second paragraph] 'Land off Newmarket Road is an open field with no obvious boundaries, and covers far in excess of 20 hectares. The map for Burwell below shows a very large 'area of search' well in excess of 20 hectares, somewhere within which the scheme is likely to be located. Applicants will need to explore and justify the exact location and boundaries of the scheme, through the production of a site-specific Masterplan submitted alongside an outline planning application. A number of constraints will influence the location of the development, including the need to provide the main access route into the site off Newmarket Road (plus an emergency access route off Ness Road), as well as further investigative work relating to design, viability and deliverability.'
MM112	132	Policy BUR 1	[second and third sentences] 'Applicants will be expected to identify the exact location and boundaries of the development scheme, somewhere within the broad area of search, through the production of a Masterplan for the scheme.'
MM113	132	Policy BUR 1	[fourth bullet] <ul style="list-style-type: none"> 'Provide a minimum of 2.5 hectares for 4 sports pitches outdoor sports provision, changing facilities and on-site parking principally within the site.'
MM114	132-133	Policy BUR 1	[new bullet] <ul style="list-style-type: none"> 'Provide appropriate evidence of the archaeological potential and significance of the site prior to the submission of a planning application'.
MM115	136-137	Policy BUR 5	[new bullet] <ul style="list-style-type: none"> 'Demonstrate that the development is consistent with the objectives of the Anglian River Basin Management Plan'
MM116	137-138	Infrastructure table	[additional row] ' Burwell Lode Bridge - Harrisons Drove - The National Trust/Cambs County Council - Provision of a dual purpose bridge for cyclists, pedestrians and equestrians over Burwell Lode. '
MM117	137-138	Infrastructure table	[additional row] ' Limited expansion of either or both Soham and Bottisham Village Colleges – Soham/Bottisham – Cambs County Council – Limited expansion required. To be included in future County Council capital programme. '
MM118	137-138	Infrastructure table	[additional row] ' Early years facility – TBC – Private provider – TBC – NK '
MM119	139	Map 8.8	[Modification to Burwell development envelope to include land identified for provision of BUR 1 allocation.] [See map on examination website.]

Ref	Page	Policy/ para	Main Modification										
MM120	139	Map 8.8	[Modification to Burwell Development Envelope to include land granted planning permission at 131 North Street.] [See map on examination website.]										
MM121	139	Map 8.8	[Modifications to Burwell Development Envelope following review of employment areas and proposed employment allocations.] [See map on examination website.]										
MM122	142	Map 8.9	[Modification to Chettisham Development Envelope following review of employment areas and proposed employment allocations.] [See map on examination website.]										
MM123	145	Policy CHV 2	[new bullet] <ul style="list-style-type: none"> 'Provide a mix of dwelling types and sizes to reflect current evidence of need within Cheveley' 										
MM124	159	Supporting text to Ely Vision	'...The Ely Masterplan can be viewed at www.eastcambs.gov.uk . The vision and policies in the Ely Town Vision have also been informed by the Ely Environmental Capacity Study (as referred to in paragraph 6.2.4). This Study provides a detailed assessment of the landscape character of Ely and its environs, including an analysis of the distant and near views of Ely Cathedral. The Study remains an important part of the evidence base informing the Local Plan and planning applications, and is due to be updated in 2014.'										
MM125	159	Ely vision statement	'Ely will develop into a special 21 st century cathedral city and Cambridgeshire Market Town that respects the national and international importance of its historic environment , with a thriving city centre and great quality of life for its residents. Development will respect the city's distinctiveness, which includes the historic core of the city, the green rural spaces in and around the city, the river and fen setting, the views of the cathedral, the character and compactness of the city and the strong local cultural and community network.'										
MM126	159	Ely vision statement	' A new bypass Major improvements to the A142 between Angel Drove and Stuntney Causeway alongside other transport solutions will help to reduce congestion in the station area...'										
MM127	160	Ely Strategic Objectives - 1	'...residents and visitors alike, creatively using and supporting its heritage assets.'										
MM128	160	Ely Strategic Objectives - 2	' Protect and enhance Avoid the loss of Ely's distinctiveness , with all new development responding positively to the unique character of this historic city, and respecting the setting and views of Ely cathedral (with regard to the Ely Environmental Capacity Study and subsequent updates).'										
MM129	160	Ely Strategic Objectives - 5	'Enable easy access to key destinations with improved walking and cycling routes and public transport services, including a new transport interchange at the railway station and southern bypass major improvements to the A142 between Angel Drove and Stuntney Causeway to reduce congestion.'										
MM130	160	Ely Strategic Objectives - 6	'...e.g. at North Ely, and the Station Gateway area and Octagon Business Park '										
MM131	160	Ely Strategic Objectives - 8	'Protect and enhance the rural setting of Ely, and create a strategic network of greenspaces on the eastern edge of the city, with improved accessibility and biodiversity , and including an extension to Ely Country Park, which improves accessibility and has regard to the enhancement of biodiversity and geodiversity of designated sites which are of national/international significance.'										
MM132	162	Housing and employment strategy	[table of employment supply] <i>Recommended jobs targets for strategic sites</i> <table border="1"> <thead> <tr> <th>Site</th> <th>Site area and recommended mix of uses</th> <th>Potential number of jobs</th> <th>Jobs Target</th> <th>Strategic policy</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Site	Site area and recommended mix of uses	Potential number of jobs	Jobs Target	Strategic policy					
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			<table border="1"> <tr> <td>Lancaster Way</td> <td>40.4ha: 75% B8, 25% B2</td> <td>2242</td> <td>1973</td> <td>ELY 11</td> </tr> <tr> <td>North Ely</td> <td>B1, B2 and B1 B8 - area to be confirmed through Masterplan work minimum of 2.8ha</td> <td>1511</td> <td>1300 - 1500</td> <td>ELY 1</td> </tr> <tr> <td>Station Gateway</td> <td>B1 and B2 - area to be confirmed through Masterplan work broadly equivalent to 3.8ha</td> <td>899</td> <td>791 Minimum of 800</td> <td>ELY 7 and ELY 8</td> </tr> <tr> <td>Octagon Business Park</td> <td>B1, and B2 and B8 - area to be confirmed through Masterplan work 1.92ha</td> <td>483</td> <td>425 417</td> <td>ELY 9</td> </tr> <tr> <td>Ely Road and Rail Distribution Centre</td> <td>12ha: 90% B8, 10% B2</td> <td>533</td> <td>469</td> <td>ELY 12</td> </tr> <tr> <td>TOTAL</td> <td></td> <td>5668</td> <td>4563 5,059</td> <td></td> </tr> </table>	Lancaster Way	40.4ha: 75% B8, 25% B2	2242	1973	ELY 11	North Ely	B1, B2 and B1 B8 - area to be confirmed through Masterplan work minimum of 2.8ha	1511	1300 - 1500	ELY 1	Station Gateway	B1 and B2 - area to be confirmed through Masterplan work broadly equivalent to 3.8ha	899	791 Minimum of 800	ELY 7 and ELY 8	Octagon Business Park	B1, and B2 and B8 - area to be confirmed through Masterplan work 1.92ha	483	425 417	ELY 9	Ely Road and Rail Distribution Centre	12ha: 90% B8, 10% B2	533	469	ELY 12	TOTAL		5668	4563 5,059	
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MM133		Housing and employment strategy	[employment section, 5 th paragraph] 'In total, these sites could deliver around 4,500 5,000 jobs to 2031.....'																														
MM134	162-163	Supporting text to Policy ELY 1	<p>[third paragraph] 'The site is divided into two distinct parcels of land, one owned by the Church Commissioners and the other by a consortium of landowners in the ownership of two main landowners and covers....'</p> <p>[3. Locating key facilities close to housing to maximise walking and cycling opportunities] 'A new mixed use area in the centre of the development Two local centres are proposed. The larger centre at the Lynn Road junction will provide...Two additional A smaller local centres should be delivered at in the Cam Drive area the southern corner of the development to junction. This will provide.....'</p> <p>[4. Providing a range of homes and community facilities for all ages] '..... Discussions suggest that there will be a need for for 2 primary schools within North Ely.In addition, developers should explore the potential to provide additional post-16 education facilities within the development.'</p> <p>[5. Reinforcing the special quality and character of Ely through high quality design] '...including the use of different character areas, green infrastructure, landmark buildings, locally distinctive features or buildings, and incorporation of....'</p> <p>[6. Offering a range of jobs] '....Part of this provision will be facilitated through an extension of approximately 2.8 hectares to the Chettisham Business Park for B1, B2 or B8 development. Business units should also be included in the local centres providing potentially around 3000m2 of The exact size and mix of employment uses will be determined through further masterplanning work but could include high quality offices and business incubation/start-up space and live/work units.....'</p>																														

Ref	Page	Policy/ para	Main Modification
			<p>[Delivery section - second and third paragraphs]</p> <p>'The landowners in North Ely have been working with the Council and other stakeholders on the production of a Strategic Masterplan for the whole development area, to ensure that development takes place in an integrated and co-ordinated fashion. The Strategic Masterplan will establish The District Council has produced a North Ely Supplementary Planning Document (to be adopted in 2014) which sets out the broad location of land uses, roads, services, open space and landscaping, and examine principles such as access and movement, built form and phasing. The SPD has been informed by previous work, including the North Ely Development Framework (adopted as Council policy in 2011) and the Joint Strategic Masterplan prepared by the landowners in 2013. The SPD provides further detail on how the site will deliver the key aims of Policy ELY 1.'</p> <p>The Strategic Masterplan will be incorporated into a revised version of the North Ely Development Framework (NEDF). The Council will publish the revised version for consultation in May 2013 and intends to adopt the NEDF as a Supplementary Planning Document. The NEDF will demonstrate how the site will deliver the key aims of Policy ELY 1.'</p>
MM135	165	Policy ELY 1	<p>[first paragraph, second bullet]</p> <ul style="list-style-type: none"> • '2 Primary schools with pre-school facilities'
MM136	165	Policy ELY 1	<p>[first paragraph, third bullet]</p> <ul style="list-style-type: none"> • 'Sufficient employment uses to deliver approximately 1,300 – 1,500 jobs. This should include a minimum of 2.8 hectares of employment land for B1/B2/B8 uses which incorporates including an extension to Chettisham Business Park.'
MM137	165	Policy ELY 1	<p>[first paragraph]</p> <p>[4th bullet]</p> <ul style="list-style-type: none"> • A Neighbourhood Centre, providing retail and community uses <p>[5th bullet]</p> <ul style="list-style-type: none"> • 'Two small local centres, providing top up shopping retail and community facilities. <p>[third paragraph, 7th bullet]</p> <ul style="list-style-type: none"> • 'Provide a 'heart' for the development in the form of a mixed-use area focused on the interface between Highflyer Avenue and Lynn Road, comprising sufficient convenience shopping facilities to meet the day-to-day needs of North Ely residents and a range of other community/employment uses which create vitality and generate footfall. Smaller local centres Another local centre with corner shop type 'top-up' facilities should be provided in the Cam Drive area and the south-eastern corner of the site near the entry into the new Country Park. The two local centres should provide up to 1000m2 of convenience and up to 1000m2 of comparison net retail floorspace.'
MM138	165	Policy ELY 1	<p>[second paragraph]</p> <p>'... A Strategic Masterplan for the whole site is important to deliver exemplary² development as well as being needed to provide context for consideration of planning applications.</p>
MM139	165	Policy ELY 1	<p>[second paragraph, final sentence]</p> <p>'This will be incorporated into the North Ely Development Framework which will be revised and published as Supplementary Planning Document. This context is provided by the North Ely SPD.'</p>
MM140	165	Policy ELY 1	<p>[third paragraph, 6th bullet]</p> <p>[first sub-bullet]</p>

² For details see glossary.

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			<ul style="list-style-type: none"> • Comply with Take account of design guidance set out in the North Ely Development Framework...' <p>[second sub-bullet]</p> <ul style="list-style-type: none"> • Comply with Take account of approved Design Codes...' <p>[third sub-bullet]</p> <ul style="list-style-type: none"> • 'Adopt a varied urban design/architectural....e.g. through the creation of.... landmark buildings, locally distinctive features or buildings, open spaces....' <p>[sixth sub-bullet]</p> <ul style="list-style-type: none"> • '.....Demonstrate that all homes are within a 5 minute walk of a local/district centre.'
MM141	166	Policy ELY 1	<p>[third paragraph]</p> <p>[8th bullet]</p> <ul style="list-style-type: none"> • 'Provide 2 new primary schools with pre-school facilities through Section 106 agreements. Oene in the Cam Drive area and one within the central mixed-use area. ' <p>[9th bullet]</p> <ul style="list-style-type: none"> • Explore the implications of the development for the provision of post 16 education.'
MM142	166	Policy ELY 1	<p>[third paragraph, 11th bullet]</p> <ul style="list-style-type: none"> • 'Undertake a project level Habitats Regulation Assessment screening. Where this identifies a likely significant effect, applicants will be required to Submit sufficient information, in consultation with Natural England, for a project level Appropriate Assessment to be undertaken by the District Council under the Habitats Regulation Assessment process to ensure there will be no adverse effect on European sites impacts on biodiversity and geological sites of importance as referred to in Policy ENV 7. '
MM143	166	Policy ELY 1	<p>[third paragraph, insert new bullet point after 11th bullet]</p> <ul style="list-style-type: none"> • 'Submit sufficient information, in consultation with Natural England, to explore the implications of development upon designated sites at national level and to address in particular the impact of additional visitor numbers within the Country Park and any extension, and to propose possible mitigation measures where appropriate to ensure there are no adverse impacts'.
MM144	166	Policy ELY 1	<p>[third paragraph, 13th bullet]</p> <ul style="list-style-type: none"> • '.....Where the feasibility assessment demonstrates that on-site renewable energy provision is both technically feasible and financially viable, is deliverable, this will be required as part of the development.'
MM145	166	Policy ELY 1	<p>[final bullet]</p> <ul style="list-style-type: none"> • Comply with Take account of the North Ely Development Framework SPD...'
MM146	173	Supporting text to Policy ELY 7	<p>[third paragraph]</p> <p>'.....The appearance of the Station Gateway could be improved by the redevelopment of selected sites, and significant improvements could be made to the environment with the provision of a bypass major improvements to the A142 between Angel Drove and Stuntney Causeway. Details of the proposed bypass are provided at the end of this Vision.'</p>
MM147	173	Supporting text to Policy ELY 7	<p>[fourth paragraph]</p> <p>'.....In addition, the proposed bypass major improvements to the A142 between Angel Drove and Stuntney Causeway will manage remove heavy traffic from Angel Drove and Station Road and reduce congestion. This will address existing severance issues by allowing greater pedestrian and cycle access to the city centre and river.'</p>
MM148	173	Supporting text to	<p>[fifth paragraph]</p> <p>'.....Development schemes will be expected to accord with take account of the</p>

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		Policy ELY 7	SPD...'
MM149	174	Policy ELY 7	[second paragraph] [first bullet] <ul style="list-style-type: none"> 'Approximately 32,700m2 of employment floorspace (B1 and B2 uses) on an area broadly equivalent to 3.8 hectares (providing a minimum of 800 jobs) (with floorspace for B1 and B2 uses to be determined through production of a Masterplan) [third bullet] 'Small retail units (up to approximately 1,078 1,000 m2) linked to the redevelopment of the railway station interchange.' [fourth bullet] <ul style="list-style-type: none"> 'Approximately 400-630 residential units.'
MM150	174	Policy ELY 7	[third paragraph, 1 st bullet] <ul style="list-style-type: none"> 'Comply with Take account of guidance set out in the Ely Station Gateway SPD.'
MM151	174	Policy ELY 7	[third paragraph, new bullet at end] <ul style="list-style-type: none"> 'Demonstrate that the development is consistent with the objectives of the Anglian River Basin Management Plan'
MM152	175	Policy ELY 8	[Area 1] '.....The relocation of the Tesco supermarket would allow the area to be comprehensively redeveloped. The Octagon Business Park off Angel Drove (Policy ELY 9) may offer potential for its relocation – see Policy ELY 9 below. The wider site should be developed for high quality offices and some apartments/houses, and possibly an element of leisure small-scale retail units associated with the station. The built-up area of the site should broadly comprise the following proportion of floorspace – residential 50%, offices 47%, retail 3%. ' [Area 2] 'Sites in this area should be comprehensively developed for a mix of employment uses, including offices – and apartments/houses. The built-up area of the site should broadly comprise the following proportion of floorspace – offices 33%, residential 67%....' [Area 3] 'This area should be developed for a mix of uses including high quality residential development offering views of the riverside, with potentially some office or hotel development near Station Road and the railway railway line. The built-up area of the site should broadly comprise the following proportion of floorspace – residential 61%, offices or hotel 39%.'.....'
MM153	175	Policy ELY 8	[Area 4: Angel Drove car park] 'The commuter car park will be re-developed for employment uses (B1/B2 uses). Parking for commuters will be re-provided in multi-storey car parking within Area 1.'
MM154	175	Supporting text to Policy ELY 9	[first and second paragraphs] 'This site comprises approximately 16ha of uncultivated and vacant fenland on the edge of the city at the southern end of Angel Drove (the A142). The railway line forms the south-eastern boundary of the site, with Angel Drove on its north-western edge. The established Cambridgeshire Business Park lies to the north-east with open land to the south-west. The site is suitable for employment uses (B1, and B2 and B8). There may also be potential for the provision of and also for retail uses, where it is can be demonstrated through a Retail Impact Assessment that there would be no adverse impact on Ely city centre, and that other criteria in Policy COM 1 are satisfied. This site may offers potential to: relocate the Tesco supermarket away from the Station Gateway area; and also an opportunity to provide comparison retail floorspace for bulky goods not able to be accommodated

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			<p>in the city centre (but which will reduce leakage of comparison goods outside of the district); and to accommodate service uses such as a hotel (C1) and a public house (A4). Planning permission has been approved in principle for a scheme accommodating these uses (planning reference 13/00122/ESF), subject to agreement of conditions and an appropriate Section 106 agreement. The scheme involves the provision of approximately 1.92 hectares of B1/B2/B8 development, 13.44 hectares of retail development and 0.64 hectares for provision of a hotel and pub.</p> <p>The site is in a highly visible location, located at a key gateway into Ely. It will be important to ensure that the implementation of the approved scheme (or any alternative scheme) delivers design, layout, massing and landscaping is of high quality and provides an attractive setting and entrance to the city.....'</p>
MM155	176	Policy ELY 9	<p>[first paragraph] 'The site will be redeveloped for employment uses (B1, and B2 and B8), and an element of retail development (e.g. for bulky retail goods or a supermarket) and other service uses (including C1 and A4). Any Proposals incorporating incorporating retail development will need to accord with Policy COM 1 and demonstrate through a Retail Impact Assessment that there will be no adverse impact on Ely city centre.....'</p>
MM156	176	Policy ELY 9	<p>[third paragraph] '.....The development of the site will need to be coordinated with the delivery of the proposed bypass major improvements to the A142 between Angel Drove and Stuntney Causeway.'</p>
MM157	177	Supporting text to Policy ELY 10	<p>[fifth paragraph] '.....The A10 barrier can be mitigated by the provision of a well designed underpass Any application for development will need to demonstrate how the site could be safely accessed on foot and by cycle from the built-up area of Ely, and mitigates the A10 barrier.....'</p>
MM158	177	Policy ELY 10	<p>[second paragraph] '.....to encourage users to travel by foot, cycle and public transport. Any application for development will need to demonstrate how the site could be safely accessed on foot and by cycle from the built-up area of Ely, and mitigates the A10 barrier.'</p>
MM159	178	Supporting text to Policy ELY 11	<p>[first paragraph] '.....It is a successful location for employment, and provides industrial, warehousing, office ,and and research and development uses on the site of the former RAF Witchford airbase.'</p>
MM160	178	Policy ELY 11	<p>'....The area will need to be developed in accordance with the current or any subsequent planning permissions.'</p>
MM161	179	Supporting text to Policy ELY 12	<p>[third paragraph] '....This area has potential to be redeveloped for a mix of B1, B2 and B8 uses, and to have capacity to provide an estimated additional 469 jobs. However, it should be noted that the Road and Rail Distribution Centre, plus some adjoining land, is identified in the Cambridgeshire and Peterborough Waste Plan as a Transport Safeguarding Area (reference T2F). In this area there is a presumption against any development that could prejudice the existing or potential use of the protected transport zone (as set out in Waste Policy CS23). Proposals will therefore need to have regard to this, and consultation will need to take place with the County Council as Waste Planning Authority.'</p>
MM162	179	Policy ELY 12	<p>[new bullet] <ul style="list-style-type: none"> • 'Have regard to the Transport Safeguarding Area designation, and avoid prejudicing the operations of the Rail and Road Centre (as set out in the adopted Cambridgeshire and Peterborough Waste Plan).' </p>
MM163	182	Other infrastructure section	<p>[fourth paragraph] 'In September 2012 the County Council considered five options including an</p>

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			underpass, traffic stacking system and three different routes for a bypass. The County Council identified It was agreed that the best solution is the construction of a bypass spanning the River Great Ouse and railway to link Stuntney Causeway to Angel Drove as their preferred option for addressing the issues identified above. This would reduce journey times and create a road network which supports the long-term expansion of Ely. Planning permission for a bypass and associated works was granted by the County Council on the 8th September 2014.'
MM164	182	Ely Railway Crossing - map	[amendment to map key] 'Proposed route of the Ely Southern Bypass (as indicated in the County Council's planning application 2014).'
MM165	182	Ely Railway Crossing - photo	[amendment to photo label] 'Route B photomontage view, Ely Setting Study (June 2012) (preliminary work prior to submission of the County Council's planning application 2014).'
MM166	182	Table of infrastructure needs	[1 st row] 'Ely Southern Bypass Major improvements to the A142 between Angel Drove and Stuntney Causeway - South of Ely TBC - County Council...'
MM167	182-183	Table of infrastructure needs	[table of infrastructure needs] [4 th row] '2 New pre-school facilities and nurseries - North Ely - County Council/developers - TBC....' [5 th row] 'New-Enhanced post-16 facilities - North Ely TBC - County Council - TBC....' [additional row] 'Early years facilities - TBC - Private providers - TBC - NK'
MM168	184	Map 8.14	[Delete the part of the Policy ELY 10 leisure allocation which lies to the south of A10] [See map on examination website.]
MM169	184	Map 8.14	[Amend development envelope boundary in the vicinity of allocation ELY 7/8] [See map on examination website.]
MM170	184	Map 8.14	[Modifications to Ely Development Envelope following review of employment areas and proposed employment allocations.] [See map on examination website.]
MM171	193	Policy FRD 5 (north of Snailwell Road)	[new bullet] <ul style="list-style-type: none"> 'Undertake a project level Habitats Regulation Assessment screening. Where this identifies a likely significant effect, applicants will be required to submit sufficient information for a project level Appropriate Assessment to be undertaken by the District Council under the Habitats Regulation Assessment process to ensure there will be no adverse effect on European sites.'
MM172	194	Policy FRD 6 (HRF labs)	[new bullet] <ul style="list-style-type: none"> 'Undertake a project level Habitats Regulation Assessment screening. Where this identifies a likely significant effect, applicants will be required to submit sufficient information for a project level Appropriate Assessment to be undertaken by the District Council under the Habitats Regulation Assessment process to ensure there will be no adverse effect on European sites.'
MM173	194	Policy FRD 6 (HRF labs)	[new bullet] <ul style="list-style-type: none"> 'Take account of the location of the National Grid's gas transmission pipeline in the design of the development and have met the requirements of National Grid and the Health & Safety Executive relating to this issue.'
MM174	195	Policy FRD7 (north of Snailwell)	[new bullet] <ul style="list-style-type: none"> 'Take account of the location of the National Grid's gas transmission pipeline in the design of the development and have met the

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		Road)	requirements of National Grid and the Health & Safety Executive relating to this issue.'
MM175	198	Map 8.16	[Modifications to Fordham Development Envelope following review of employment areas and proposed employment allocations.] [See map on examination website. However for the avoidance of doubt this should be amended to retain allocation FRD3 which should also be included within the revised development envelope.]
MM176	203	Infrastructure table	'Need for more school places – Work with the County Council to ensure that the shortage of space and future demand for additional capacity is fully considered and addressed within the next capital expenditure programme.'
MM177	205	Map 8.18	[Modifications to Haddenham Development Envelope following review of employment areas and proposed employment allocations.] [See map on examination website.]
MM178	210	Policy ISL 4	[fifth bullet] 'Extend the existing footway on the west of Pound Lane between Church Street and 15 Pound Lane , to the south-east part -corner of the site.'
MM179	213	Map 8.19	[Modifications to Isleham Development Envelope following review of employment areas and proposed employment allocations.] [See map on examination website.]
MM180	217	Map 8.20	[Modifications to Kennett Development Envelope following review of employment areas and proposed employment allocations.] [See map on examination website.]
MM181	224	Supporting text to Policy LTD 1	[para 3] 'A single vehicular access should be provided from Ely Road or Cannon Street, the location of which will be determined as part of the planning application process. A Transport Assessment will be required to demonstrate that safe access can be achieved to the site and that any impact on surrounding roads can be mitigated. There are two potential access points, from Ely Road and Cannon Street (which would require the demolition of the existing building at No. 7 to enable access to be provided). These routes should be explored to determine which option(s) should be used to provide vehicular, pedestrian and cycle access into the site.'
MM182	224	Policy LTD 1	[3 rd bullet point] 'Provide a single safe vehicular access on Ely Road (to be located at a distance from the Cannon Street/Ely Road junction) or Cannon Street. Demonstrate through a Transport Assessment that safe vehicular, pedestrian and cycle access can be provided into and within the site'. [4th bullet point] 'Provide safe pedestrian/cycle access from Ely Road'
MM183	234	Housing	[sixth paragraph] 'The town has further capacity to expand to the south – but it is considered vital that the identified Local Plan housing allocations come forward first, to support the Vision for the town. Potential 'phase 2' housing areas to the south are shown indicatively in the Littleport Masterplan. These areas are referenced in Policy GROWTH 4 as broad locations where housing could come forward in the later part of the Plan period, and shown indicatively in the diagram in Chapter 3. It should be noted that these are not precise or accurate allocations, and further investigative work on site deliverability and suitability will be required in the future, prior to allocation in a development plan. The next review of the Local Plan will provide an opportunity to undertake further investigative work relating to delivery and site boundaries. Given the significant amount of housing supply in Littleport (from windfall sites and Local Plan allocations) The

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			phase 2 areas are not anticipated to be required until the period beyond 2031. However, this situation will be monitored as part of the annual review process – and a partial or full review of the Local Plan instigated if necessary.
MM184	234	Supporting text to Policy LIT 1	[second para.] 'The site is identified in the Littleport Masterplan as a potential area for housing and employment development. It is estimated that there is potential; for up to approximately 250 dwellings and approximately up to 7 hectares of employment development subject to demand and economic viability of the overall scheme (as demonstrated through a financial viability assessment). '
MM185	234	Supporting text to Policy LIT 1	[third para.] '.....Part of the issue is that whilst there may be potential to provide vehicular access to residential dwellings from Woodfen Road, employment uses will need to be accessed from either the A10 (via a new roundabout) or A10 roundabout (via a new arm) or Wisbech Road . The suitability, cost....'
MM186	235	Policy LIT 1	[first paragraph] '17 hectares of land is allocated for a mixed use development incorporating: <ul style="list-style-type: none"> • Up to 7 hectares of employment development (B1/B2/B8 uses) • Up to a Approximately 250 dwellings
MM187	235	Policy LIT 1	[third paragraph, 3 rd bullet] <ul style="list-style-type: none"> • 'Provide a minimum of 1.6 hectares of public open space on site, including land for provision of a play area This provision should have regard to the need to provide links into the countryside and should form part of the wider green network in Littleport.'
MM188	235	Policy LIT 1	[third paragraph, 5 th bullet] <ul style="list-style-type: none"> • 'Demonstrate through a Transport Assessment that the site can be safely accessed by vehicles. This may involve provision of two separate access points with the housing part only accessed via Woodfen Road, and the employment part accessed either via the A10, or a new roundabout arm or directly off Wisbech Road (to be determined through the....'
MM189	235-236	Policy LIT 1	[third paragraph, 6 th bullet] <ul style="list-style-type: none"> • 'Undertake a project level Habitats Regulation Assessment screening. Where this identifies a likely significant effect, applicants will be required to submit sufficient information, in consultation with Natural England, for a project level Appropriate Assessment to be undertaken by the District Council under the Habitats Regulation Assessment process to ensure there will be no adverse effect on European sites impacts on biodiversity and geological sites of importance as referred to in Policy ENV 7.'
MM190	237	Policy LIT 2	[third paragraph, 3 rd bullet] <ul style="list-style-type: none"> • 'Provide a minimum of 2 hectares of public open space on site, including land for provision of a play area This provision should have regard to the need to provide links into the countryside and should form part of the wider green network in Littleport.'
MM191	237	Policy LIT 2	[third paragraph, 5 th bullet] <ul style="list-style-type: none"> • 'Undertake a project level Habitats Regulation Assessment screening. Where this identifies a likely significant effect, applicants will be required to submit sufficient information, in consultation with Natural England, for a project level Appropriate Assessment to be undertaken by the District Council under the Habitats Regulation Assessment process to ensure there will be no adverse effect on European sites impacts on biodiversity and geological sites of importance as referred to in Policy ENV 7.'
MM192	243	Infrastructure section	[Table] [5 th row] ' 2 new pre-school facilities – One One on land west of Camel Road – Cambs County Council – One in 2019/20 One to be facilitated as part of the new primary school on land west of Camel Road (see Policy LIT 6). ' [additional row] ' New Area Special School – Land west of Camel Road – Cambs County Council – 2016 – See Policy LIT 6 below . Included in the County Council's

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			Capital Programme.'
MM193	244	Title of Policy LIT 6	' Secondary and primary School allocation – land west of Camel Road.'
MM194	244	Supporting text to Policy LIT 6	<p>[first paragraph] 'Cambridgeshire County Council has identified a need for a new secondary school in Littleport to provide additional secondary places within the Ely/Littleport area. The expectation is that the secondary school will be opened in September 2016. An Area Special School will also be required as part of this site, to cater for children age 2 to 19 years in the northern-eastern part of Cambridgeshire. The County Council has also identified a need for an additional primary school (with a pre-school facility) in Littleport, which is expected to be open by 2019/20....'</p> <p>[second paragraph] 'Land west of Camel Road is currently occupied by agricultural land, Littleport Leisure Centre, playing fields and public open space. The exact location of the primary and secondary school, within an area of search to the west of Camel Road will need to be the subject of further investigation work by the County Council. As part of which the following issues will require further consideration:</p> <ul style="list-style-type: none"> •The proposed primary and secondary schools should be located within close proximity to the existing built framework of Littleport subject to any physical constraints and the need to protect residential amenity. This is to ensure that these educational facilities can be easily accessed by foot and cycle from other parts of Littleport and to reduce the visual impact on the countryside. •The proposed schools and associated vehicular access should be located on a suitable site which limits the potential disruption or loss of the existing playing fields and public open space to the west of Camel Road. This is to ensure the continued public use and enjoyment of the playing fields and open space (owned by Littleport Parish Council and Littleport Leisure Trust) which are important community facilities within Littleport. The County Council may also be expected to off-set the loss of any playing fields or open space, and demonstrate that alternative provision is made in accordance with Policy COM 3. <p>'Technical work undertaken by the County Council indicates that the most sustainable and deliverable option for the location of the school is agricultural land to the south-west of the Leisure Centre building, as identified on the Littleport map. This location should limit potential disruption or loss of the existing playing fields and public open space, and be easily accessed by foot and cycle from the town. Vehicular access will need to be gained from Camel Road, and potentially require a small area of playing fields/open space to be utilised. The County Council will be expected to off-set the loss of any playing fields or open space, and demonstrate that alternative provision is made in accordance with Policy COM 3.'</p> <p>[third paragraph] 'The precise boundaries of the school site have yet to be determined. The provision of the required schools would normally require approximately 8.5ha of land. However, the County Council should also will need to explore whether it would be practical to share the current Leisure Centre facilities for school purposes. As well as reducing land take, as sharing facilities may also assist their long-term financial viability and security for community use.'</p> <p>[fifth paragraph] 'The County Council will be expected to demonstrate, via a Transport Assessment, that the site can be safely accessed and that any impact on the highway network can be adequately mitigated. Vehicular access (for cars and buses, plus</p>

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			pedestrians and cyclists) is likely to be will be provided via off Camel Road, although options may be explored via Wisbech Road...'
MM195	245	Policy LIT 6	[Title] 'Policy LIT 6: Primary and secondary School allocation , land west of Camel Road' [first paragraph] ' A broad area An area of search to the west of Camel Road has been identified for a new primary (with a pre-school facility) , and secondary and area special school and associated playing fields, buildings and car parking (which will require approximately 8.5 hectares of land) . This would normally require approximately up to 8.5 hectares of land (but may be less if facilities are shared with the adjoining Leisure Centre).' [second bullet] <ul style="list-style-type: none"> 'Demonstrate through a Transport Assessment that safe vehicular, pedestrian and cycle access can be provided into the site, (likely to be via Camel Road) (with the main vehicular access point from Camel Road).' [fourth bullet] <ul style="list-style-type: none"> 'Provide a pedestrian and cycle link to the site via Elmside, through the provision of a new footbridge over the drain and upgrading of the existing link, and explore other options for additional pedestrian and cycle access from Wisbech Road.'
MM196	246	Map 8.25	[Modification to Littleport Development Envelope following review of employment areas and proposed employment allocations.] [See map on examination website.]
MM197	248	Infrastructure and community facilities section	[table] '1. More cycle routes – From Lode to both Quay and Waterbeach, facilitated by creation of the Waterbeach Link. '2. Footpaths – To continue the development and maintenance of the network. Including creation of the Waterbeach Link.'
MM198	251	Map 8.27	[Modification to Lode and Long Meadow Development Envelope following review of employment areas and proposed employment allocations.] [See map on examination website.]
MM199	260	Housing section	[new final paragraph] ' It should be noted that Prickwillow is located in an area of flood risk, and therefore all development proposals will need to satisfy the requirements of the NPPF, and demonstrate through Flood Risk Assessments that risks can be adequately mitigated. A Flood Risk Assessment for the proposed allocation site at Putney Hill Road has been approved by the Environment Agency (dated June 2012).' '
MM200	260	Supporting text to Policy PRK 1	[second paragraph] '...will be supported in principle, subject to Policies EMP2, EMP3 and EMP4, and satisfactory resolution of flood risk (see Housing section above).' '
MM201	260	Policy PRK 1	[new bullet] ' Demonstrate that the site can be suitable accessed by pedestrians, and provide any necessary improvements to the local footpath network'
MM202	262	Map 8.30	[Modification to Prickwillow Development Envelope following review of employment areas and proposed employment allocations.] [See map on examination website.]
MM203	266	Map 8.31	[Modification to Pymoor Development Envelope following review of employment areas and proposed employment allocations.] [See map on examination website.]
MM204	269	Map 8.32	[Modification to Queen Adelaide development envelope to exclude small area of agricultural land] [See map on examination website.]
MM205	269	Map 8.32	[Modification to Queen Adelaide Development Envelope following review of

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			employment areas and proposed employment allocations.] [See map on examination website.]
MM206	279	Strategic objectives	2. Avoid further elongation of the town, and Focus housing growth in the central belt in order to support the town centre.
MM207	279	Housing section	[fourth paragraph] '...Development on these allocation sites will need to be in line with policies SOH 1, SOH 2, and SOH 3, SOH 4, SOH 5, SOH 6, SOH 7 and SOH 8 – see details below. The new housing sites are mainly located in the central belt of Soham, and should help to support the vitality of the town centre and avoid further elongation of the town....'
MM208	280	Housing section	[fifth paragraph] 'The town has further capacity to expand to the north and south – but it is considered vital that the identified Local Plan housing allocations come forward first, to support the Vision for the town. Potential 'phase 2' housing areas to the north and south are shown indicatively in the Soham Masterplan Vision. These areas are referenced in Policy GROWTH 4 as broad locations where housing could come forward in the later part of the Plan period, and are shown indicatively in the diagram in Chapter 3. It should be noted that these are not precise or accurate allocations, and further investigative work on site deliverability and suitability will be required in the future, prior to allocation in a development plan. The next review of the Local Plan will provide an opportunity to undertake further investigative work relating to delivery and site boundaries. Given the significant amount of housing supply in Soham (from windfall sites and Local Plan allocations) The phase 2 areas are not anticipated to be required until the period beyond 2031. However, this situation will be monitored as part of the annual review process and a partial or full review of the Local Plan instigated if necessary.
MM209	284	Supporting text to Policy SOH 3	[third paragraph] '...In addition, a significant area of new Common land/open space is provided, plus land for the re-location of the existing allotments within the site. The allotments are located at the only feasible point of access from the town, and therefore their partial re-location is a critical part of the development scheme. In accordance with Policy COM 3, the District Council would expect to see the re-provision of an equivalent area of allotments on the Eastern Gateway site, plus the provision of a water supply, parking areas, and adequate security measures (e.g. fencing/gates). As statutory allotments, the re-location will also need to accord with relevant statutory requirements. Viability and design work undertaken as part of the Conceptual Masterplan indicates that the re-provided allotments will need to be located elsewhere in the site, rather than immediately adjacent to the remaining ones. This is because having the allotments in one place would restrict the amount of housing development that could be created at an early stage to fund the new access road – and the large scale of a single allotment site at the heart of the Eastern Gateway would limit the flexibility of the Masterplan framework and the ability to achieve a good standard of design and layout. However, it is acknowledged that the Conceptual Masterplan will need to be updated as part of the planning application process. This will provide an opportunity to revisit in more detail the extent of the impact on viability, and the impact on the quality of the design and layout of the scheme. If the scheme involves provision of allotments in one location, the applicant will be expected to demonstrate that this would not have an unacceptable impact on viability, or on the design and layout of the overall scheme. It is estimated there is capacity in the Eastern Gateway area for up to approximately 600 dwellings.'
MM210	285	Supporting text to Policy SOH 3	[sixth paragraph] 'Although a housing-led scheme, the Eastern Gateway is notable for the significant amount of community uses and open space that will be provided. The allotments

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			will need to be re-provided with enhanced facilities for allotment holders, whilst the development will provide vital land for the expansion of the primary school and the medical centre, and provision of a new pre-school facility.'
MM211	286	Policy SOH 3	[first part, 5 th bullet] 'Approximately 0.8 1.1 hectares for an extension of the Weatheralls Primary School site and provision of a new pre-school facility.'
MM212	287	Policy SOH 3	[second paragraph] 'The Masterplan will need to be updated and submitted as part of any outline planning application for the Eastern Gateway development and approved by the District Council. These may or may not include the garden centre site. The revised masterplan will need to build on and reflect the key principles and elements in the Conceptual Masterplan. It may or may not include the Garden centre site, but will need to have regard to it.'
MM213	287	Policy SOH 3	[third paragraph, third bullet] 'Provide alternative land of an equivalent size within the site to facilitate the re-location of the existing allotments. The allotment land should be provided in multiple locations, unless updated Masterplanning work indicates that provision in one location would not have an unacceptable impact on overall scheme viability or on the design and layout quality of the overall scheme. The re-provided allotments should be accessible by car, foot and cycle, and include the provision of a water supply, parking and adequate security measures.'
MM214	287	Supporting text to New Policy SOH 4	<u>Housing allocation, land off Fordham Road</u> This site is located to the south-east of the town, and is a mix of farmland and paddock land. The area is adjacent and to the rear of a number of residential properties on Fordham Road and is bounded by agricultural land to the east. A historic byway (Clipsall Track) crosses the northern part of the site and provides access to the east into the wider countryside. As part of the historic network of green lanes around Soham, it will be important to retain the route as much as possible, and to enhance its appearance and usability for pedestrians in any development scheme. Further investigation should also be carried out on the feasibility of upgrading the pedestrian crossing point where the track crosses the A142, as part of any development scheme – and contributions secured through Section 106 agreements. The public footpath on the eastern boundary of the site should also be retained and enhanced. The northern part of the site is bounded by hedgerows and trees with more limited vegetation on the remainder of the site. The existing boundary hedgerows on the northern part of the site should be retained wherever possible. Vehicular access to the site will need to be provided at some point between numbers 53 and 55 Fordham Road. An additional access may also prove to be necessary in highway and/or design terms to the southern section of the site between 69 and 71 Fordham Road. A Transport Assessment will need to be carried out, which demonstrates that the site can be safely accessed and that any impact on nearby highways can be adequately mitigated, e.g. through traffic calming or

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			<p>other highway improvements.</p> <p>Prior to the approval of a scheme, the District Council will require the preparation of a Masterplan for the whole site. The Masterplan should establish the broad location of land uses, roads, services, open space and landscaping, and look at principles such as access and movement, built form and phasing. It will demonstrate how the site will deliver the key aims of Policy SOH 4, and ensure a high standard of planning and design. The Masterplan will need to be submitted alongside the outline planning application of the site.</p>
MM215	287	New Policy SOH 4	<p><u>Policy SOH 4: Housing allocation, land off Fordham Road</u></p> <p>Approximately 3.85 hectares is allocated for residential development for up to 90 dwellings.</p> <p>A Masterplan for the whole site will need to be prepared and submitted as part of an outline planning application and approved by the District Council.</p> <p>Development proposals will be expected to:</p> <ul style="list-style-type: none"> • Provide an element of affordable housing (currently 30%) as required under Policy HOU 3. • Provide a mix of dwelling types and sizes to reflect the current evidence of need within Soham. • Maximise the retention of existing hedgerows on the boundary of the site and provide additional landscaping on the site boundaries. • Provide approximately 0.6 hectares of public open space on-site, including land for the provision of a play area. • Have particular regard to the layout and the scale, height, design and massing of buildings and landscaping, in order to minimise the visual impact of the development from the A142 and minimise impact on amenity of nearby residential properties.. • Demonstrate through a Transport Assessment that safe vehicular, pedestrian and cycle access can be provided into and within the site. • Provide safe vehicular access from up to two points on Fordham Road. • Retain the existing right of way/green lane (Clipsall Track) within the site as much as possible, and enhance its appearance and usability for pedestrians. • Explore the feasibility of upgrading the pedestrian crossing where Clipsall Track crosses the A142, and make necessary contributions to improvements - in order to help facilitate publicly accessible walking routes in the wider countryside. • Retain and enhance the existing right of way on the eastern boundary of the site. • Provide a safe pedestrian crossing and link from the site across the A142 to the publicly accessible walking routes in the wider countryside. • Demonstrate there is adequate capacity in the sewage treatment works and the foul sewage network. • Provide appropriate evidence of the archaeological potential and significance of the site prior to the submission of a planning application; and • Comply with the other policies of the Local Plan.
MM216	287	Supporting text to New	<p><u>Housing allocation, land south of Blackberry Lane</u></p>

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		Policy SOH 5	<p>The site is located to the south-east of the town, and is currently farmland. The area adjoins residential dwellings and farm buildings to the west and the A142 bypass to the east.</p> <p>The site is located within close proximity to Soham Wet Horse Fen SSSI. It will be important for any development to ensure that there is no adverse impact on this designated site.</p> <p>A public footpath crosses the site and provides access to the east of the site to the A142 and the wider countryside. This route should be retained and enhanced in any development scheme. The site is also bound by historic green lanes to the north (Blackberry Lane) and south/southwest (Longmere Lane). As part of the historic network of green lanes around Soham, it will be important to retain and enhance these green lanes in any development scheme, and to provide additional pedestrian access points into the lanes as appropriate. The hedgerows and trees which border the green lanes form an integral part of their character and should be retained. Both Blackberry Lane and Longmere Lane cross the A142 and provide access to the wider countryside surrounding the town. Further investigation should be carried out on the feasibility of upgrading the pedestrian crossing points where the tracks crosses the A142, as part of any development scheme – and necessary contributions secured through Section 106 agreements.</p> <p>The site is located on the edge of Soham and is highly visible from the A142. Therefore it will be important for any development to be sensitively designed to provide a high quality scheme, which enhances the setting of Soham. This should include the provision of a sizable undeveloped 'green buffer zone' between the built-up area and the bypass, which provides a soft landscaped edge to the town.</p> <p>It is estimated that there is potential for approximately 160 dwellings on the site. There is a community aspiration for land to be available for self-build properties within Soham. It is considered that this site is large enough to enable this opportunity to be provided and that part of the area should be identified for such purposes. In line with Policy HOU 1 a minimum of 5% of the properties should be made available for self-build.</p> <p>Vehicular access to the site will need to be provided from Brook Street within close proximity to the existing junction with Regal Lane. This is likely to require the removal of the existing farm buildings located at 141 Brook Street. A Transport Assessment will need to be carried out, which demonstrates that the site can be safely accessed and that any impact on nearby highways can be adequately mitigated, e.g. through traffic calming or other highway improvements.</p> <p>Prior to the approval of a scheme, the District Council will require the preparation of a Masterplan for the area. The Masterplan should establish the broad location of land uses, roads, services, open space and landscaping, and look at principles such as access and movement, built form and phasing. It will demonstrate how the site will deliver the key</p>

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			aims of Policy SOH 5, and ensure a high standard of planning and design. The Masterplan will need to be submitted alongside the outline planning application of the site.
MM217	287	New Policy SOH 5	<p><u>Policy SOH 5: Housing allocation, land south of Blackberry Lane</u></p> <p>Approximately 6.85 hectares is allocated for residential development for up to 160 dwellings</p> <p>A Masterplan for the whole area will need to be prepared and submitted as part of an outline planning application and approved by the District Council.</p> <p>Development proposals will be expected to:</p> <ul style="list-style-type: none"> • Provide an element of affordable housing (currently 30%) as required under Policy HOU 3. • Provide a mix of dwelling types and sizes to reflect the current evidence of need within Soham, including provision for at least 5% self build properties. • Maximise the retention of existing hedgerows and trees within the site and on the boundaries of the site, and provide additional landscaping on the site boundaries. • Provide approximately 1.1 hectares of public open space on-site, including land for the provision of a play area. • Provide a significant green buffer zone between the built-up area and the A142 which is undeveloped and provides a soft landscaped edge to Soham. • Have particular regard to the layout and the scale, height, design and massing of buildings and landscaping, in order to minimise the visual impact of the development from the A142 and minimise impact on amenity of nearby residential properties. • Retain and enhance existing rights of way/green lanes to the north, west and south of the site. Provide new pedestrian links from the site to green lanes at key points on these routes, where appropriate. • Retain and enhance the existing public right of way which crosses the site from Longmere Lane to the A142 bypass. • Explore the feasibility of upgrading the pedestrian crossings where Blackberry Lane and Longmere Lane cross the A142, and make necessary contributions to improvements - in order to help facilitate publicly accessible walking routes in the wider countryside. • Provide safe vehicular access from Brook Street following the removal of existing farm buildings. • Demonstrate that noise impacts from the A142 can be adequately mitigated. • Demonstrate there is adequate capacity in the sewage treatment works and the foul sewage network. • Provide appropriate evidence of the archaeological potential and significance of the site prior to the submission of a planning application; and • Comply with the other policies of the Local Plan.
MM218	287	Supporting text to New Policy SOH 6	<p>[supporting text]</p> <p><u>Housing allocation, land north of Blackberry Lane</u></p> <p>The site is located to the south-east of the town, and is currently</p>

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			<p>farmland. The area adjoins a County Wildlife Site to the north, residential dwellings to the west, and the A142 bypass to the east.</p> <p>The site is in a sensitive location on the edge of Soham, and is highly visible from the A142. It will be important for any development to be sensitively designed to provide a high quality scheme, which enhances the setting of Soham. This should include the provision of a sizable undeveloped 'green buffer zone' between the built-up area and the bypass, which provides a soft landscaped edge to the town.</p> <p>The site is bounded by Blackberry Lane to the south. As part of the historic network of green lanes around Soham, it will be vital to retain and enhance this feature in any development scheme. The hedgerows and trees which border the green lane form an integral part of its character and should be retained. Blackberry Lane cross the A142 and provides access to the wider countryside surrounding the town. Further investigation should be carried out on the feasibility of upgrading the pedestrian crossing point where the track crosses the A142, as part of any development scheme – and necessary contributions secured through a Section 106 agreement. A public footpath also crosses the site between Greenhills and Blackberry Lane, and should retained and enhanced in any scheme.</p> <p>It is estimated that there is potential for approximately 100 dwellings on the site. There is a community aspiration for land to be available for self-build properties within Soham. It is considered that this site is large enough to enable this opportunity to be provided and that part of the area should be identified for such purposes. In line with Policy HOU 1 a minimum of 5% of the properties should be made available for self-build.</p> <p>Vehicular access to the site should be provided at a point close to the Greenhills/Brook Street junction. However, if further Transport Assessment work demonstrates this cannot be safely achieved, access will need to be provided via the adjoining allocation site (land south of Blackberry Lane – see Policy SOH 5). If this alternative access point is required, it will be important to ensure that only one vehicular crossing of Blackberry Lane is provided, and that this is as close to the rear of properties on Brook Street as possible – in order to minimise harm to the integrity, appearance and function of Blackberry Lane.</p> <p>A Transport Assessment will need to be carried out, which demonstrates that the site can be safely accessed and that any impact on nearby highways can be adequately mitigated, e.g. through traffic calming or other highway improvements.</p> <p>Prior to the approval of a scheme, the District Council will require the preparation of a Masterplan for the area. The Masterplan should establish the broad location of land uses, roads, services, open space and landscaping, and look at principles such as access and movement, built form and phasing. It will demonstrate how the site will deliver the key aims of Policy SOH 6, and ensure a high standard of planning and design.</p>

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			<p>The Masterplan will need to be submitted alongside the outline planning application of the site.</p>
MM219	287	New Policy SOH 6	<p><u>Policy SOH 6: Housing allocation, land north of Blackberry Lane</u></p> <p>Approximately 4.4 hectares is allocated for residential development for up to 100 dwellings.</p> <p>A Masterplan for the whole area will need to be prepared and submitted as part of an outline planning application and approved by the District Council.</p> <p>Development proposals will be expected to:</p> <ul style="list-style-type: none"> • Provide an element of affordable housing (currently 30%) as required under Policy HOU 3. • Provide a mix of dwelling types and sizes to reflect the current evidence of need within Soham, including provision for at least 5% self build properties. • Provide approximately 0.7 hectares of public open space on-site, including land for the provision of a play area. • Provide a significant green buffer zone between the built-up area and the A142 which is undeveloped and provides a soft landscaped edge to Soham. • Have particular regard to the layout and the scale, height, design and massing of buildings and landscaping, in order to minimise the visual impact of the development from the A142 and minimise impact on amenity of nearby residential properties. • Demonstrate that noise impacts from the A142 can be adequately mitigated. • Demonstrate through a Transport Assessment that the site can be safely accessed by vehicles, pedestrians and cyclists. • Provide safe vehicular access close to the Brook Street/Greenhills junction. If further Transport Assessment work demonstrates this cannot be safely achieved, vehicular access may need to be provided via the adjoining allocation (land south of Blackberry Lane – Policy SOH 5). If this alternative access is necessary, the impact on Blackberry Lane should be minimised by providing one vehicular crossing point only, as close to the rear of properties on Brook Street as possible. • Demonstrate through a Transport Assessment that the site can be safely accessed by vehicles, pedestrians and cyclists. • Retain and enhance Blackberry Lane. • Retain and enhance the existing public right of way which crosses the site between Greenhills and Blackberry Lane. • Explore the feasibility of upgrading the pedestrian crossing where Blackberry Lane crosses the A142, and make necessary contributions to improvements - in order to help facilitate publicly accessible walking routes in the wider countryside. • Maximise the retention of hedgerows and trees which border the site and lie within. • Demonstrate there is adequate capacity in the sewage treatment works and the foul sewage network. • Provide appropriate evidence of the archaeological potential and significance of the site prior to the submission of a planning application; and • Comply with the other policies of the Local Plan.

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MM220	287	Supporting text to New Policy SOH 7	<p>[supporting text]</p> <p><u>Housing allocation – land adjacent to the cemetery</u></p> <p>The site is located to the south-west of the town, and is currently open farmland. The area adjoins the cemetery to the north, residential dwellings to the east and is bounded by green lanes to the south and west.</p> <p>The site is sensitively located, adjacent to a County Wildlife site, and is bounded by historic green lanes. It will be important for any development to respect this setting, and seek to ensure that there is no adverse impact. Development proposals will be expected to retain and enhance the adjoining green lanes, and provide additional pedestrian access points from the scheme as appropriate. The existing boundary trees and hedgerows along the green lanes are an integral part of their character and should be retained.</p> <p>It is estimated that there is potential for approximately 115 dwellings on the site. There is a community aspiration for land to be available for self-build properties within Soham. It is considered that this site is large enough to enable this opportunity to be provided and that part of the area should be identified for such purposes. In line with Policy HOU 1 a minimum of 5% of the properties should be made available for self-build.</p> <p>Vehicular access to the site will need to be provided from Fordham Road. A Transport Assessment will need to be carried out, which demonstrates that the site can be safely accessed and that any impact on nearby highways can be adequately mitigated, e.g. through traffic calming or other highway improvements.</p> <p>Prior to the approval of a scheme, the District Council will require the preparation of a Masterplan for the area. The Masterplan should establish the broad location of land uses, roads, services, open space and landscaping, and look at principles such as access and movement, built form and phasing. It will demonstrate how the site will deliver the key aims of Policy SOH 7, and ensure a high standard of planning and design. The Masterplan will need to be submitted alongside the outline planning application of the site.</p>
MM221	287	New Policy SOH 7	<p><u>Policy SOH 7: Housing allocation, land adjacent to the cemetery</u></p> <p>4.8 hectares of land is allocated for residential development for approximately 115 dwellings.</p> <p>A Masterplan for the whole area will need to be prepared and submitted as part of an outline planning application, and approved by the District Council.</p> <p>Development proposals will be expected to:</p> <ul style="list-style-type: none"> • Provide an element of affordable housing (currently 30%) as required by Policy HOU 3.

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			<ul style="list-style-type: none"> • Provide a mix of dwelling types and sizes to reflect current evidence of need within Soham, including provision for a minimum of 5% of self-build properties. • Provide approximately 0.8 hectares of public open space, including land for the provision of a play area. • Maximise the retention of existing boundary hedgerows and trees. • Retain and enhance the green lane between Fordham Road and The Butts (Cherrytree Lane). • Explore opportunities to provide additional pedestrian links into the green lane at key strategic points. • Protect and enhance County Wildlife Site 58. • Demonstrate through a Transport Assessment that the site can be safely accessed by vehicles and that impacts on nearby roads can be adequately mitigated through traffic calming or other highway improvements. • Provide safe vehicular access from Fordham Road. • Demonstrate that there is adequate capacity in the sewage treatment works and the foul sewerage network. • Provide appropriate evidence of the archaeological potential and significance of the site prior to the submission of a planning application; and • Comply with the other policies of the Local Plan.
MM222	287	Supporting text to New Policy SOH 8	<p>[supporting text]</p> <p><u>Housing allocation – land east of The Shade</u></p> <p>The site is located to the north-east of the town, and is currently split into two paddocks. The area adjoins an employment site to the north-west and residential properties to the south-east.</p> <p>It is estimated that there is potential capacity for approximately 45 dwellings on the site. Vehicular access should be provided via The Shade only (not via Northfield Road). Further transport assessment work will be required to identify the nature and location of the access point. Access may be provided directly onto The Shade, or through a new shared junction with the adjoining employment allocation (this land is the same ownership).</p> <p>The site is crossed by a number of public footpaths and is bounded by a green lane to the north. It will be important for any development to retain and enhance these features as much as possible, although it is possible that vehicular access to the site will need to cross the green lane at one point. The existing boundary and internal hedgerows and trees should be retained wherever possible.</p> <p>Due to the proximity of the existing employment area any development proposal will be required to submit a noise impact assessment and to provide necessary mitigation measures as required.</p> <p>The site is in single ownership and forms part of a current planning application for the provision of a supermarket, petrol filling station, restaurant and associated car parking and highway engineering works. The application has been approved subject to the agreement of Section</p>

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			<p>106 negotiations, but is not being pursued by the applicant.</p> <p>Prior to the approval of a scheme, the District Council will require the preparation of a Masterplan for the area. The Masterplan should establish the broad location of land uses, roads, services, open space and landscaping, and look at principles such as access and movement, built form and phasing. It will demonstrate how the site will deliver the key aims of Policy SOH 8, and ensure a high standard of planning and design. The Masterplan will need to be submitted alongside the outline planning application of the site.</p>
MM223	287	New Policy SOH 8	<p><u>Policy SOH 8: Housing allocation, land east of The Shade</u></p> <p>1.96 hectares of land is allocated for residential development for approximately 45 dwellings.</p> <p>A Masterplan for the whole area will need to be prepared and submitted as part of an outline planning application, and approved by the District Council. Development proposals will be expected to:</p> <ul style="list-style-type: none"> • Provide an element of affordable housing (currently 30%) as required by Policy HOU 3. • Provide a mix of dwelling types and sizes to reflect current evidence of need within Soham. • Provide approximately 0.3 hectares of public open space. • Maximise the retention of existing boundary hedgerows and trees, and those within the site. • Retain and enhance the green lane along the northern boundary as much as possible. • Retain and enhance the public footpaths crossing the site. • Provide safe vehicular access from The Shade. • Demonstrate that noise impact from the adjoining Northfield Road Business Park can be adequately mitigated. • Demonstrate that there is adequate capacity in the sewage treatment works and the foul sewerage network. • Provide appropriate evidence of the archaeological potential and significance of the site prior to the submission of a planning application; and • Comply with the other policies of the Local Plan.
MM224	290	Supporting text to Policy SOH 5	<p>[new paragraph at end]</p> <p>'The site lies within the Safeguarding Area for the Soham Waste Water Treatment Works. As part of the planning application process, an odour assessment will need to be carried out, to demonstrate risks can be adequately mitigated.'</p>
MM225	290	Policy SOH 5	<p>[new bullet]</p> <p>'Demonstrate that odour risk relating to the nearby Waste Water Treatment Works can be adequately mitigated.'</p>
MM226	291	Supporting text to Policy SOH 6	<p>[final paragraph]</p> <p>'...It will demonstrate how the site will deliver the key aims of Policy SOH 6, and ensure a high standard of comprehensive planning. Whilst the boundaries of the site are identified on the Soham map, it is recognised that the precise boundaries may alter as a result of further technical work carried out as part of the preparation of the Masterplan.'</p>
MM227	300	Infrastructure section	<p>[Table]</p> <p>[5th row]</p> <p>'Two new pre-school facilities – HK One to be provided as part of the extension of Weatheralls school – County Council – TBC - To be included in</p>

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			the County Council's Capital Programme. See Policy SOH 3 in relation to the Weatheralls school site.'
MM228	303	Map 8.35	[Modifications to Soham Development Envelope following review of employment areas and proposed employment allocations.] [See map on examination website.]
MM229	303	Map 8.35	[Include new Soham housing sites on Policies Map and amend Development Envelope accordingly.] [See map on examination website.]
MM230	316	Supporting text to Policy SUT 1	[second para] '...The site is shown on the map below. It should be noted that the boundary of the site could be subject to slight alteration (potentially providing some flexibility), if an applicant can demonstrate through further investigative work that an alternative boundary would be more appropriate and deliver a higher quality scheme of 50 dwellings. In connection with this The applicant will also be expected to consider.....'
MM231	320	Map 8.39	[Modifications to Sutton Development Envelope following review of employment areas and proposed employment allocations.] [See map on examination website.]
MM232	323	Map 8.40	[Modifications to Swaffham Bulbeck Development Envelope following re-assessment of village] [See map on examination website.]
MM233	342	Map 8.45	[Modification to Westley Waterless Development Envelope following review of employment areas and proposed employment allocations.] [See map on examination website.]
MM234	346	Map 8.46	[Modification to site WIC1 (land north-west of The Crescent, Wicken) to include land adjacent to site up to field boundary and remove strip of land from rear of site] [See map on examination website.]
MM235	349	Map 8.47	[Modification to Wilburton Development Envelope following review of employment areas and proposed employment allocations.] [See map on examination website.]
MM236		Glossary	[New entry to Glossary] 'Exemplar development – To be 'exemplar' means to create a development model which people will want to copy or imitate elsewhere. The District Council defines exemplar development for North Ely as that which incorporates all aspects of best practice: <ul style="list-style-type: none"> • developing a variety of attractive, spacious homes which incorporate the latest green technologies to make sustainable living easy and appealing, • safeguarding and enhancing the natural biodiversity of the site and reflecting the current development pattern of central Ely that brings a countryside feel into urban areas through ample provision of green space, sports facilities, and a country park, • providing locally based jobs to reduce the need for out commuting, • incorporating measures to positively promote walking, cycling and bus use over the use of cars, with good connections by these modes to key local destinations. • providing schools, a community centre, local shops, a business hub and other meeting spaces at the heart of the development to help foster the development of a genuine local community. • providing a benchmark in high quality development, delivering design excellence in all elements, with distinctive, innovative formats of modern homes with high living space standards, generous levels of amenity space, and family friendly streets and spaces. • reflecting the traditional development patterns and features of Ely with its people focused design, layout and walkability, but with a contemporary interpretation. <p>All development should be of exceptional good quality to make North Ely</p>

Ref	Page	Policy/ para	Main Modification
MM237		Appendix 5	<p data-bbox="532 218 1409 243">a destination of choice for prospective residents and businesses.'</p> <p data-bbox="532 243 1458 302">[Inclusion of map/diagram showing location of strategic green infrastructure within the District - see map on examination website.]</p> <p data-bbox="532 302 1286 327">[Deletion of Ely Country Park as a symbol on the Policies Map]</p>