



East Cambridgeshire
District Council

**Community-Led
Development
Supplementary
Planning Document
(SPD) -
Consultation
Statement**

February 2016

1. Introduction

- 1.1. The Town and Country Planning (Local Planning) (England) Regulations 2012 requires the council to consult the public and stakeholders before adopting a Supplementary Planning Document (SPD). Regulation 12(a) requires a Statement to be prepared setting out who has been consulted while preparing the SPD; a summary of the main issues raised; and how these issues have been addressed in the final SPD.
- 1.2. The draft SPD sets out East Cambridgeshire District Council's approach to community-led development proposals. It is aimed at local communities, Parish Councils and landowners, and seeks to provide people with a better understanding of how planning applications for community-led development proposals may be assessed by the Council.
- 1.3. Guidance on how GROWTH 6 policy along with other Local Plan policies will be applied when assessing proposals for community-led development is discussed in the draft SPD. It also provides direction on the information required to be submitted with planning applications such as, engagement with the community, organisational structure and financial information.
- 1.4. When adopted, the SPD will be a material consideration when considering planning applications in East Cambridgeshire.

2. Consultation Undertaken to Date (i.e. up to 3 November 2015)

- 2.1. In preparing this SPD, internal consultation within the Council has taken place and this has resulted in the drafting and refining of the content of the consultation draft SPD. The draft was subsequently considered by a Full Council meeting of the Council on 22 October 2015, where it was approved for the purposes of public consultation. The papers for that meeting (including a copy of the draft SPD) were publicly available on the Council's website seven days prior to the meeting taking place.

3. Public consultation to be undertaken

- 3.1. A full list of the organisations that we are consulting on this draft SPD can be found in **Annex A**. We have targeted consultees that would be particularly interested in community-led development such as parish councils, local Community Land Trusts and other organisations that may have an interest in bringing forward this type of development.
- 3.2. A copy of the draft SPD was made available for public inspection, free of charge:
 - On the Council's website at; <http://www.eastcambs.gov.uk/local-development-framework/supplementary-planning-documents>
 - and at the District Council Offices: The Grange, Nutholt Lane, Ely, Cambs, CB7 4EE between the hours of 8.45am to 5pm from Monday to Thursday, and 8.45am – 4.30pm on Friday;
- 3.3. The consultation period was between 3 November 2015 and 22 December 2015. Only comments made during this period were considered. Any comments made after the consultation period were discarded.

4. Representations received

- 4.1 We received 13 representations from 10 different organisations and individuals. These comments are summarised in the table below. We have responded to each comment and our comments are included in the Council's response column.
- 4.2 After considering the comments made by the stakeholders, the council make a decision whether to make changes to the draft SPD or not. The justification for making or not making changes to the SPD is outlined in the Council's response column. The decision on the changes is included in the 'Changes to SPD' column. Where changes are made, this clearly set out in this column.

| Rep No. | Organisation/ Individual | Comments Made | Council's Response | Changes to SPD |
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| Rep 1 | Anglian Water Services Limited | <p>Thank you for the opportunity to comment on the Community-Led Development SPD.</p> <p>Anglian Water has no comments relating to the content of the Draft SPD.</p> | Comments noted. | No change required |
| Rep 2 | The Marine Management Organisation | <p>Thank you for including the MMO in your recent consultation submission. The MMO will review your document and respond to you directly should a bespoke response be required. If you do not receive a bespoke response from us within your deadline, please consider the following information as the MMO's formal response.</p> <p><u>Response to your consultation</u></p> <p>The Marine Management Organisation (MMO) is a non-departmental public body responsible for the management of England's marine area on behalf of the UK government. The MMO's delivery functions are; marine planning, marine licensing, wildlife licensing and enforcement, marine protected area management, marine emergencies, fisheries management and issuing European grants.</p> <p><u>Marine Licensing</u></p> <p>Activities taking place below the mean high water mark may require a marine licence in accordance with the Marine and Coastal Access Act (MCAA) 2009. Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the</p> | Comments noted. | No change required |

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| | | <p>tidal influence. You can also apply to the MMO for consent under the Electricity Act 1989 (as amended) for offshore generating stations between 1 and 100 megawatts in England and parts of Wales. The MMO is also the authority responsible for processing and determining harbour orders in England, and for some ports in Wales, and for granting consent under various local Acts and orders regarding harbours. A wildlife licence is also required for activities that that would affect a UK or European protected marine species.</p> <p><u>Marine Planning</u></p> <p>As the marine planning authority for England the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the mean high water springs mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of the mean high water spring tides mark, there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark. Marine plans will inform and guide decision makers on development in marine and coastal areas. On 2 April 2014 the East Inshore and Offshore marine plans were published, becoming a material consideration for public authorities with decision making functions. The East Inshore and East Offshore Marine Plans cover the coast and seas from Flamborough Head to Felixstowe. The MMO is currently in the process of developing marine plans for the South Inshore and Offshore Plan Areas and has a requirement to develop plans for the remaining 7</p> | | |
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| | | <p>marine plan areas by 2021.</p> <p>Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure that necessary regulations are adhered to. For marine and coastal areas where a marine plan is not currently in place, we advise local authorities to refer to the Marine Policy Statement for guidance on any planning activity that includes a section of coastline or tidal river. All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the Marine and Coastal Access Act and the UK Marine Policy Statement unless relevant considerations indicate otherwise.</p> | | |
| Rep 3 | Daniel Scharf | <p>This analysis refers to the result of a survey conducted in the preparation of an NDP showing that about 10% of the adult population was interested in smallholding, As the SPD closely related to policy Growth 6 that refers to development on the edge of settlements the proposals at the end of this analysis could be relevant.</p> <p>It would be important to ascertain the scale and nature of the local interest in a 'village farm' at the same time as the community established the interest in village housing. The paper should have referred to the role of SPD that could be very important in bringing forward community –led proposals for local food production, processing and distribution.</p> | The SPD does not prevent a community-led scheme coming forward, in part or whole, for a food related scheme. It would be inappropriate for the SPD to specifically single out this form of development. | No change |

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| Rep 4 | The City of Ely Council | <p>The City of Ely Council considered the Community-Led Development Supplementary Planning Document (SPD): draft for public consultation at the Full Council meeting on the 16th November.</p> <p>The City of Ely Council felt there should be an indication of where the financial benefits flow, as this was not recognised in this document. Who is benefiting? A large proportion should flow back to the community.</p> | <p>Comments noted. The draft SPD is essentially a planning document to help community-led development to navigate through the planning system to obtain planning permission. More information on the benefits (including financial) of community-led development is provided in the 'Guidebook' published separately and sent to the City of Ely Council.</p> | No change |
| Rep 5 | Adrian Wright | <p>Developments in East Cambs are having an effect on the road transport infrastructure to an alarming rate.</p> <p>Namely the A10 Ely to Cambridge and beyond. Has any monies been put aside for the widening or improving of the A10 in the future. It is more than noticeable the increase in traffic on the A10 over the last 15 years. Once there was little traffic towards Ely AM and towards Cambridge PM . Now there are long trail backs both sides of the A10 AM and PM. More towards Cambridge AM and Ely PM. Each development in East Cambs is throwing more traffic on to the A10.</p> <p>If monies have not been put aside for the A10 from levies or 106 agreements for the A10 future then it is about time East Cambs started to do that.</p> <p>The City deal and developments likely at Waterbeach will have to contribute towards A10 Improvements as East Cambs residents have a lot of the road and the enjoyment</p> | <p>Comments noted. Major infrastructure investment would be considered at a strategic level to maximise benefits for all concerned. Residents will have an opportunity to comment on the proposal at the planning stage.</p> | No change |

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| | | <p>of its benefit to commute around the county should be part of the funding group.</p> <p>I feel and A10 improvement should go as far as Ely. The new bridge at Ely will increase the traffic on all and including A10 routes around Ely. Easier routes in and out of Ely can only increase the potential for Ely and its residents. as well as the villages on the and around the A10.</p> | | |
| Rep 6 | Historic England | <p>Thank you for consulting Historic England on the above SPD. We note the additional guidance provided in the draft SPD for Policy GROWTH 6 of the Local Plan. In paragraphs 2.3.9 and 2.3.10, it would be helpful if reference could be made to heritage assets as part of the 'character or setting of the settlement and the surrounding countryside'. There is reference to local landscape and townscape, which could be widened to refer to heritage assets and the historic environment.</p> <p>We have no other comments to make on the SPD.</p> | Comments noted. It is important to protect heritage assets as well as the 'character or setting of the settlement and the surrounding countryside'. | Change – insert 'heritage assets' in paragraph 2.3.9. Heritage assets should be protected from significant harm. |
| Rep 7 | Norfolk County Council | Norfolk County Council welcomes the opportunity to comment on the above emerging draft SPD and supports the overall purpose and scope of the document, which is considered to be consistent with the objectives of the Localism Act (2011). | Comments welcomed | No change |
| Rep 8 | Norfolk County Council | <p>Under the section on development outside development envelopes (page 4 and 5), the SPD ought to refer in the supporting text to:</p> <p>Paragraph 2.3.9 – reference to no significant harm to the character and setting of the settlement and surrounding countryside should clearly apply to not just East Cambridgeshire but also adjacent local authority areas. This would be particularly relevant where a local</p> | Comments noted. These are not relevant land use planning matters, and therefore not appropriate for inclusion in the SPD. | No change |

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| | | <p>community led renewable energy scheme is being considered (e.g. wind farm) which could potentially impact on a much wider area than just East Cambridgeshire.</p> <p>It would be sensible from a soundness point of view to have some generic paragraph inserted in this section referring to community led project/development needing to consider, and where appropriate address, any potential cross boundary issues relating in particular to:</p> <ul style="list-style-type: none"> • Transport implications of the proposal; • Environmental and landscape implications; <p>Implications on any neighbouring authorities' infrastructure and services and the mechanisms potentially available to mitigate any such impact.</p> | | |
| Rep 9 | Norfolk County Council | <p>Clearly Parish and Town Councils have a significant potential role in leading on community led projects/developments and are ideally placed to understand and represent community needs within their area.</p> <p>However, the SPD needs to make it clear that where the relevant Council is leading on a project, which involves the need for additional local powers (e.g. such as opening a community village shop, post office or café etc), the Parish or Town Council will need to demonstrate it has the General Power of Competence (GPoC) under the Localism Act (ss 1 – 8). Criteria for eligibility includes (a) having 2/3 of its councillors elected or stood for election; (b) the clerk must be qualified; and (c) the clerk has completed the GPoC Training.</p> <p>The SPD therefore should make it clear in paragraphs 2.3.13 and 14, and in Appendix 1 (under the Parish and Town Council bullet on page 11), that where a Parish or Town Council is taking forward such a community led</p> | Comments noted. These are not relevant land use planning matters, and therefore not appropriate for inclusion in the SPD. | No change |

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| | | project it must demonstrate it has the necessary powers to do so. | | |
| Rep 10 | Wodditon Parish Council | As a Parish Council we have recently suggested that we have particular housing needs to meet requirements of the local population (that of extra care housing) and we have suggested that new developments presented for consideration by the District council bears this in mind before granting planning permission. This paper for consultation may have helped to inform this but the paper itself required a reasonable knowledge and understanding so that it may have local meaning for lay people who may wish to adopt its proposal. A visual chart of process may have attracted a wider audience and promoted greater consultation and hence engagement. | Comments noted. The SPD has to be prepared under the planning regulations and this limits its content. However, the Council has also produced a guidebook for the communities. This less formal document and does contain diagrams, photos, case studies and a step-by-step guide for setting up Community Land Trust. | No change |
| Rep 11 | Wodditon Parish Council | It is noted that recently the Woodditton community opposed a local business development (The Three Blackbirds) which was overturned by the District Council despite local opposition. This alongside the complexity of the paper, time intense requirements and the need for detailed knowledge suggests that the number of hoops that are required to jump through will be difficult to achieve through true local involvement. It would have also been useful to have a clear stated expectation of what could be expected from the District Council. | Comments noted. The SPD has to be prepared under the planning regulations and this limits its content. However, the Council has also produced a separate guidebook for communities, sent to all parish councils. This less formal document does contain diagrams, photos, case studies and a step-by-step guide for setting up Community Land Trust. | No change |
| Rep 12 | Natural England | We have no substantive comments to make on the details of the draft Supplementary Planning Document (SPD), which sets out East Cambridgeshire District Council's planning policy approach to community-led development proposals. However, we welcome that proposals will need to ensure that no significant harm would be caused to the | Comment noted | No change |

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| | | character or setting of the settlement and the surrounding countryside and that schemes will be required to accord with all other relevant policies of the Local Plan. In addition to Policy ENV 1, we trust this will require compliance with policies to protect and enhance the natural environment, including Policy ENV 7 which seeks to protect and enhance biodiversity and geology, including nationally and internationally designated sites. | | |
| Rep 13 | Newmarket Town Council | Generally support this document. What would concern most residents would be the location and facilities provided in association with development. As a neighbouring council, we need to look at any development that may affect our communities within our border. All possible impact of the development should be considered such as on the countryside, wildlife, character of the area, school provision, etc. | Comments noted. All the issues raised by the town council can be considered at planning application stage. | No change |

Annex A

List of the organisations that have been notified of the consultation to take place on the draft SPD.

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| Ashley Parish Council | Clerk to Newmarket Town Council |
| Bottisham Parish Council | Clerk to Welney Parish Council |
| Brinkley Parish Council | Clerk to Earith Parish Council |
| Burrough Green Parish Council | Colne Parish Council |
| Burwell Parish Council | Clerk to Dalham Parish Council |
| Cheveley Parish Council | Clerk to Exning Parish Council |
| Chippenham Parish Council | Clerk to Freckenham Parish Council |
| Coveney Parish Council | Clerk to Herringswell Parish Council |
| Dullingham Parish Council | Clerk to Red Lodge Parish Council |
| Ely Town Council | Clerk To Chatteris Town Council |
| Fordham Parish Council | Clerk to Cottenham Parish Council |
| Haddenham Parish Council | Clerk To Feltwell Parish Council |
| Isleham Parish Council | Clerk To Fen Ditton Parish Council |
| Kennett Parish Council | Clerk To Gazely Parish Council |
| Kirtling Parish Council | Clerk To Hilgay Parish Council |
| Little Downham Parish Council | Clerk To Hockwold Parish Council |
| Littleport Parish Council | Clerk To Horningsea Parish Council |
| Little Thetford Parish Council | Clerk To Lidgate Parish Council |
| Lode Parish Council | Clerk To Manea Parish Council |
| Mepal Parish Council | Clerk To Moulton Parish Council |
| Reach Parish Council | Clerk To Ousden Parish Council |
| Snailwell Parish Council | Clerk To Southery Parish Council |
| Soham Town Council | Clerk To Stow-cum-Quy Parish Council |
| Stetchworth Parish Council | Clerk To Waterbeach Parish Council |
| Stretham Parish Council | Clerk To Willingham Parish Council |
| Sutton Parish Council | Natural England |
| Swaffham Bulbeck Parish Council | Cambridgeshire Constabulary |
| Swaffham Prior Parish Council | Mono Consultants Ltd (on behalf of the Mobile Operators Association) |
| Wentworth Parish Council | Homes and Communities Agency (East and South Team) |
| Westley Waterless Parish Council | Highways Agency |
| Wicken Parish Council | NHS Property Services Ltd |
| Wilburton Parish Council | Mobile Operators Association |
| Witcham Parish Council | The Inland Waterways Association |
| Witchford Parish Council | Network Rail |
| Woodditton Parish Council | Historic England |
| A F Weaver | Cambridgeshire County Council |
| Ian Grocock | Cambridgeshire County Council |
| Alium Design Ltd | Huntingdonshire District Council |
| Anglia Design LLP | South Cambridgeshire District Council |
| Architecture & Building Design | Fenland District Council |
| Beacon Planning Ltd | Cambridge City Council |
| Bird & Tyler | Norfolk County Council |
| Bloor Homes | Suffolk County Council |
| Bovis Homes | Forest Heath District Council |
| Brand Associates | St Edmundsbury District Council |
| Breathe Architecture Ltd | Kings Lynn & West Norfolk District Council |
| Camal Architects | AMEC Environment & Infrastructure UK Limited (on behalf of National Grid) |
| Cirrus Planning & Development | Greater Cambridgeshire Local Nature Partnership c/o Cambridgeshire County Council |

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| DC DC Blaney Associates Ltd Design ID Distinct Designs UK Ltd DPDS Planning Consultants Eagle Home Interiors Evolvegroup Ltd FOB Design GillfordTry Graham Handley Architects Harris Partnership Hopkins Homes Hopkins Homes James Mann Architectural Services John Lee Potatoes John Rowan & Partners John Stebbing Architects Lovell Lyster Grillet & Harding Kier Meridian Architectural LLP NKW Design Paul Jolley Associates Paul Owen Associates Peter Humphrey Associates Phillips Planning Services Ltd Plainview Planning Ltd Planning Potential Ltd Pocock & Shaw Ramboll UK Sentry Ltd Simon J Wilson Architect Smith Jenkins Timothy Smith & Jonathan Taylor LLP Verity & Beverley Ltd Ward Gethin Archer Westbury Garden Rooms Ltd Wood Hardwick Ltd Woodard Builders & Developers Pamela Joyce WYG Alison Harker Savills-Smith Gore A W Peacock Bridget Audus Ben Pridgeon DS Smith Calires Chef Agency Sheila Claringbold Campaign to Protect Rural England Andy Tyler Pegasus Planning Group | Environment Agency Coal Authority Highways Agency Anglian Water Defence Estates Marine Management Organisation Homes & Communities Agency Network Rail Virgin Media (Head Office) BT Openreach Ministry of Defence Cambridgeshire Fire And Rescue Service UK Power Networks Cambridgeshire PCT Planning Inspectorate PlanSurv Ltd Lines Chartered Surveyors Alan Kirk The Wildlife Trust Trevor Edwards Patricia Audus Edwina Newbury Ruth Paskins Gordon Cambridge Housing Society Maroon Planning Ltd Luminus Group Limited Soham CLT Hundred Houses Society Limited Freebridge Community Housing Co-housing Network Hastoe Housing Association The Ely Diocesan Board of Finance Foundation East Hastoe Housing Association Iceni Homes Stretham & Wilburton CLT Shaping Communities Ltd Swaffham Prior CLT Witchford CLT Cams Acre Hastoe Housing Cambridge Housing Group Chris Hurrell D.L.H. Sargent E. Bullman G. Bird H Prince Jack Cooper John Wilson Mrs E King Nigel Howard Phase 2 Planning Adrian Padmore P Gordon |
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| Endurance Estates PJ and JG Smith RLN (UK) Ltd John Rees Richard Wilson Katharine & Darren Cantell Dev Plan Elizabeth Hunter SSA Planning Limited D Martin Stuart Cooper Dudley Developments | Land Use Planning Advisor National Trust CAMRA Bob Joy R. Denston Rachel & John Rees Brown & Co- Property & Business Consultants LLP Robert Phillips Rod Hart Sustrans East of England RMJ Services Sue Bursnall |
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