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11 January 2005

To: Chairman – Councillor RF Bryant
Vice-Chairman – Councillor Mrs CAED Murfitt
All Members of the Council

Dear Councillor

You are invited to attend a special meeting of **COUNCIL**, which will be held in **COUNCIL CHAMBER** at South Cambridgeshire Hall on **THURSDAY, 20 JANUARY 2005** at **9.00 a.m.**

Yours faithfully
GJ HARLOCK
Finance and Resources Director

AGENDA

	PAGES
1. DECLARATIONS OF INTEREST To receive any declarations of interest from Members on matters arising in this agenda.	
2. LDF - CORE STRATEGY AND RURAL CENTRES	1 - 520
3. MAPS Attached separately.	

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Council

20th/21st January 2005.

AUTHOR: Director of Development Services

**SOUTH CAMBRIDGESHIRE LOCAL DEVELOPMENT FRAMEWORK:
CORE STRATEGY/DEVELOPMENT CONTROL POLICIES AND RURAL CENTRES:
RESULTS OF PUBLIC PARTICIPATION ON PREFERRED OPTIONS AND DIRECTION
OF WAY FORWARD**

Purpose

1. To advise Members of the results of the public participation on the Preferred Options Reports for the Core Strategy & Development Control Policies and Rural Centres of the Development Framework together with supporting studies, to identify the key issues raised and determine the general approach to be taken in drafting the document to be submitted to the Secretary of State. Members are reminded to bring to the meeting the Preferred Options Reports for the Core Strategy and Rural Centres and also the Recreation Study, Urban Capacity Study and Sustainability Appraisal Scoping Report, all published in October 2004.

Effect on Corporate Objectives

2.	<table border="1"> <tr> <td style="padding: 2px;">High quality, accessible, value for money services</td> <td rowspan="4" style="vertical-align: top;"> <ul style="list-style-type: none"> • Assist the Council's objectives to deliver quality accessible development in the district • Include the provision of affordable housing and the effective delivery of sustainable development at Northstowe and other major developments on the edge of Cambridge and development of sustainable communities • Assist the delivery of the Community Strategy • Be used by Cambridgeshire Horizons (formerly the Infrastructure Partnership) to help the early and sustained development of the necessary services and infrastructure. </td> </tr> <tr> <td style="padding: 2px;">Quality village life</td> </tr> <tr> <td style="padding: 2px;">A sustainable future</td> </tr> <tr> <td style="padding: 2px;">A better future through Partnerships</td> </tr> </table>	High quality, accessible, value for money services	<ul style="list-style-type: none"> • Assist the Council's objectives to deliver quality accessible development in the district • Include the provision of affordable housing and the effective delivery of sustainable development at Northstowe and other major developments on the edge of Cambridge and development of sustainable communities • Assist the delivery of the Community Strategy • Be used by Cambridgeshire Horizons (formerly the Infrastructure Partnership) to help the early and sustained development of the necessary services and infrastructure. 	Quality village life	A sustainable future	A better future through Partnerships
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A sustainable future						
A better future through Partnerships						

Background

3. The Council published the Preferred Options Reports for a number of Development Plan Documents on 1st October 2004. The supporting Studies were also published for consultation. Public participation on the matters raised in these reports took place over a six-week period ending on 12th November.
4. The Preferred Options Reports covered:
 - Core Strategy and Development Control Policies
 - Rural Centres
 - Northstowe Area Action Plan
 - Cambridge Southern Fringe
 - Cambridge East (prepared jointly with Cambridge City Council)

The supporting studies published as consultation drafts were:

- Sustainability Appraisal Scoping Report
 - Urban Capacity Study
 - Recreation Study including Annexe 1 - the Village Results.
5. Participation involved a number of exhibitions, public meetings, an inter-active website, a special edition of South Cambs magazine delivered to all households in the District, and copies of the reports being made available at the Council's offices and at public libraries and local access points. Copies of the Reports were sent to key organisations such as statutory bodies including Parish Councils. The meetings and exhibitions were well attended (a log of the estimated numbers visiting has been made). The inter-active website was particularly well received and has assisted members of the public to access the full reports and make comment direct on-line. Some 5,500 representations to all the Preferred Options Reports and Studies were received in total, of which just over 1,800 related to the Core Strategy/Development Control Policies, 230 to the Rural Centres, 90 to the Urban Capacity Study, 47 to the Recreation Study and its Annexe and 30 to the Sustainability Appraisal Scoping Report.
6. The Preferred Options reports were prepared under the "jumping the gun" regulations in the lead up to the new system of plan making which did not come into force until September 2004, after Council had agreed the approach. The new system requires the preparation of a Local Development Scheme which sets out the LDF documents that a local authority intends to prepare over the next three year period and a timetable for their preparation. On 9th December 2004, Cabinet agreed the Local Development Scheme which lists the documents (both Development Plan Documents and Supplementary Planning Documents) which the Council will be preparing over the next 3 years. This has now been submitted to the Government Office (GO-East) for formal approval. Members will be advised at the meeting of any preliminary comments from GO-East.

Considerations

7. This is the first in a series of special meetings of the Council which will consider the results of public participation with a view to determining the directions the Development Plan Documents should take having considered the responses to the options. This meeting covers the matters contained in:
- The Core Strategy and Development Control Policies Preferred Options Report
 - Rural Centres Preferred Options Report
 - Urban Capacity Study – Consultation Draft
 - Recreation Study – Consultation Draft
 - Sustainability Appraisal Scoping Report – Consultation Draft

Similar meetings of Council are programmed for Northstowe (1st February), Cambridge Southern Fringe (11th February) and Cambridge East (8th March).

8. There will then be a series of meetings of Council to determine the policy content of the draft Development Plan Documents: Core Strategy/Development Control Policies/ Rural Centres (15th March), Northstowe (23rd March), Cambridge Southern Fringe (8th April) and Cambridge East (15th April). A final meeting of Council on 9th May is programmed to deal with any amendments which need to be considered as a result of any of the previous meetings (20th May has also been reserved as a fall-back position if required).

9. Cambridge East is also complicated by virtue of being prepared jointly with Cambridge City Council and therefore the need to programme in meetings of the Member Reference Group (21st February and 5th April; this last meeting has yet to be confirmed) and Cambridge City Council (Environment Scrutiny Committee 22nd March and 12th April) and City Full Council Meetings (28th April with a fall-back of 19th May).
10. This report identifies the main issues raised through public participation on the Core Strategy and Rural Centres reports. Although a Rural Centres Preferred Options report was published separate to the Core Strategy, the responses have made it clear that this is a matter which is so inter-twined with the Core Strategy through a rural settlement strategy that it is considered that Rural Centres should not be a separate Development Plan Document. This approach was agreed by Cabinet in its consideration of the LDS. The responses to the Urban Capacity Study and the Recreation Study need to be considered alongside the Core Strategy to which they primarily relate. Responses to the Consultation Draft of the Sustainability Appraisal Scoping Report, which covers all the Preferred Options reports, are also put before Members at this meeting as the Sustainability Appraisal is relevant to the Core Strategy.

Options

11. In the Preferred Options reports options were presented as:
 - *A preferred approach* where it was considered that there were no appropriate alternative options
 - *A preferred option* where it was considered that alternatives were available other than that favoured by the Council
 - *An alternative option* where it was considered that there was a genuine choice to be made although the Council had indicated its preference
 - *A rejected option* where it was considered that there should be open debate about an option often forward by other parties
 - *A series of options* where there was no preference expressed by the Council and there was a genuine choice to be made.
12. Council is now requested to consider the options which were the subject of participation and indicate, in the light of responses any material considerations since the publication of the Preferred Options and taking into account the views of the independent consultants who undertook the SEA/SA, whether particular options and approaches set out in the Core Strategy and Development Control Policies and Rural Centres reports should be confirmed, whether they need any amendment or refinement, or whether there should be a change in direction. This will enable officers to draft the relevant Development Plan Document which, in this case, is the Core Strategy.
13. Council is also requested to consider the responses to the Consultation Draft reports on the Urban Capacity Study, the Recreation Study and the Sustainability Appraisal Scoping Report.

The Main Issues to be resolved

14. This section of the report highlights the *main* issues which arose during the participation process. Attached as Appendices are the detailed schedules which set out a summary of each representation or group of like representations and an officer response with an action as appropriate. Members will need to consider the details set

out in the Appendices, noting that the main issues drawn out in this covering report are those which *officers* consider the key ones. At the end of each issue, a recommendation is made on the way forward, ie to confirm a Preferred Approach, to decide an appropriate option from those suggested, with any amendments necessary, or to decide on a different approach. Council is asked to determine the appropriate action for both the main issues set out in this report and the individual actions in respect of each representation in the schedules in the Appendices.

15. Attached to this Agenda Item are the following Appendices:

- Appendix 1: Schedule of representations and recommended actions for the Sustainability Appraisal Scoping Report
- Appendix 2: Schedule of representations and recommended actions for the Core Strategy and Development Control Policies
- Appendix 3: Schedule of representations and recommended actions for the Rural Centres
- Appendix 4: Schedule of representations and recommended actions for the Urban Capacity Study
- Appendix 5: Schedule of representations and recommended actions for the Recreation Study.
- Appendix 5A: Schedule of representations and recommended actions for Annexe 1 of the Recreation Study.

Sustainability Appraisal Scoping Report

16. Members will need first to consider the responses to the Sustainability Appraisal Scoping Report as it relates to all the Development Plan Documents and sets out how to assess the extent to which the options will help achieve relevant environmental, social and economic objectives. The Scoping Report set out the methodology, relevant indicators and baseline assessment. The methodology was developed by the Cambridgeshire Districts and covers the approach for both Sustainability Appraisal and Strategic Environmental Assessment. The initial appraisals were prepared by independent consultants.

17. In general there was support for the approach taken, and therefore, subject to the minor changes set out in Appendix 1, this be confirmed as the approach to be taken for all Development Plan Documents. Two areas which should be given greater emphasis as a result of considering representations are health issues and Rights of Way. The intention was that health issues would be incorporated into the Sustainability Assessment Scoping Report and would therefore be incorporated into any future sustainability appraisals for the LDF. As the Strategic Health Authority is concerned that the Sustainability Scoping Report does not fully address health issues, a separate Health Impact Assessment is appropriate. It is understood that the Strategic Health Authority is developing a Health Impact Assessment protocol with Cambridgeshire Horizons. Consultation with the health authorities will be undertaken in preparing the Core Strategy to address how this can be most included in policy.

Core Strategy and Development Control Policies and Rural Centres

18. The Core Strategy is a critical document within the LDF as it sets the scene for all Area Action Plans and provides the basis for development control decisions across the District. As the Rural Centres issue will be combined within the Core Strategy, representations to that Preferred Options report are considered alongside the Core Strategy to ensure a consistent approach.

Strategy

19. CS1 set out a Preferred Approach for the Strategic Vision. Generally this was supported, recognising that RPG6 and the Structure Plan set the level of growth and are quite locationally specific. However, a number of representations felt that no real options had been presented. Concerns were expressed about the strict interpretation of limiting development in rural areas and called for a more flexible approach. This is dealt with later in response to representations on the rural settlement strategy in CS4 and RC1. The overall recommendation is that this Preferred Approach be confirmed, subject to minor wording changes as recommended in the schedule.
20. CS2 set out a Preferred Approach for Strategy Objectives. Whilst there is support for this approach, again concerns have been raised about the inflexibility of the rural settlement strategy which could frustrate bringing forward brownfield sites in villages. Other representations have argued for further allocations to be made in villages. (Dealt with at CS4 and RC1). In response to representations, a number of changes are recommended to take account of climate change, the need to sustain the high technology research and development industry, and to recognise that the requirement to improve biodiversity needs to be appropriate to the development.
21. CS3 set out the Preferred Approach to the definition of village frameworks and how development in villages would be guided, very much following the approach set out in the existing Local Plan. The majority of representations seek a change to the established village framework. Each case needs to be considered in respect of its particular circumstances, but as a general rule the recommendation is that the established approach, tested through two Local Plan inquiries, should remain and that changes only be made where it is clear that there has been a relevant change in circumstances or an anomaly has been identified.
22. CS4, RC1 and RC2 set out the approach to be taken for Rural Centres. Representations can be summarised as follows:
 - The criteria set out in Structure Plan para 1.17 had been applied too rigidly and in an overly-prescriptive way.
 - The Rural Centres PO Report failed to give sufficient consideration to the role Rural Centres should play in serving a local hinterland.
 - The report did not sufficiently take into account the geographical spread of Rural Centres through the District.
 - Too much weight was given to the size of convenience foodstore.
23. Whilst no changes to the tests for the definition of Rural Centres in the Preferred Options are recommended, it is considered that it would be appropriate to introduce a greater degree of flexibility to the rural settlement strategy by more fully acknowledging the role that a number of villages in the district have in serving a local hinterland, where the village comes close to meeting the Structure Plan criteria. Rural Centres were identified by applying four key criteria refined from para 1.17 of the Structure Plan:
 - Public Transport Accessibility
 - Accessibility of Secondary Education
 - Village Facilities
 - Local Employment Opportunities

24. This led to the following five Rural Centres being identified:
- Cambourne
 - Histon & Impington
 - Great Shelford & Stapleford
 - Fulbourn
 - Sawston
25. Villages that meet the criteria set out in the Structure Plan less well than those identified as Rural Centres, but which nevertheless perform a role in terms providing services and facilities for a rural hinterland, could be designated as **Minor Rural Centres**, where greater scope for larger scale windfall development could be permitted up to a certain scale, whereas in Rural Centres there would continue to be no upper limit to the scale of windfall development within the village framework. This would allow larger villages with a reasonable level of services, currently suggested as Group Villages, because they do not quite meet the criteria to become Rural Centres, but help to provide services and facilities for surrounding smaller villages, to achieve more development. Other Group Villages, because of their more limited service provision and/or location whereby they do not contribute to meeting the needs of a wider rural area would remain in the Group category.
26. In Minor Rural Centres, windfall development within the existing Village Framework of up to 25 dwellings would thus be permitted, 25 dwellings being used as an appropriate figure to define the upper limit of a small estate development. Therefore, in order to ensure that residential development is not promoted in unsustainable locations, the acceptability of developments of a scale above Group level in Minor Rural Centres could be made dependent on existing facilities being improved. Developer contributions would then be sought to obtain the necessary improvements.
27. Given a new category of Minor Rural Centres, it is recommended that Fulbourn should no longer be a Rural Centre but designated a Minor Rural Centre, because representations indicate that the level of services and facilities generally fall below the level of those in other Rural Centres, particularly the fact that the branch surgery is only part time, that the library facility is very limited and that the village is not well related to a secondary school. If these considerations are taken into account, Fulbourn does not meet the Village Facilities criterion. Fulbourn therefore only meets two of the Key Criteria (Public Transport Accessibility and Local Employment Opportunities) set out in the Preferred Options Report. Fulbourn nevertheless has a reasonable range of shops in the village and it does perform a role in serving the needs of the more remote rural area to the east and south-east of Cambridge.
26. It is therefore recommended that the revised list of Rural Centres should thus be:
- Cambourne
 - Sawston
 - Histon & Impington
 - Great Shelford & Stapleford
28. The starting point in determining which villages should be Minor Rural Centres should be the “long list” of villages of more than 3,000 population set out in the Rural Centres Preferred Options Report. Papworth Everard should be added to this list for assessment, as at the end of the plan period it will have a population above 3,000. These villages have a reasonable level of services. Of these, Girton and Milton are too close to Cambridge to serve a rural area, while Bar Hill and Willingham are too close to Northstowe which will, in due course, effectively serve the immediate rural

area. Similarly, Papworth Everard is close to Cambourne which, with its proposed range of services fully developed would be more effective at serving the surrounding rural area.

29. It is therefore recommended that a new category of Minor Rural Centre be created and that these be:
- Cottenham
 - Fulbourn
 - Gamlingay
 - Linton
 - Melbourn
 - Waterbeach
30. CS5 suggested preferred approaches which would allow windfall development without a scale “ceiling” to take place within the village frameworks of Rural Centres. CS6 put forward the approach that some Rural Centres might be allocated development beyond the framework if it met an identified local need. In the event, the housing land supply demonstrated that there was no need to allocate additional land in Rural Centres, as the requirement would be met by increasing densities at Cambourne. In addition, no identified local social or economic need has been identified at any of the Rural Centres that would justify peripheral development on local grounds. It is recommended that there be no ceiling on windfall development in Rural Centres and that all Rural Centres be classified as Rural Centres without peripheral development.
31. RC3 set out the Preferred Approach for additional development in Rural Centres and suggested that the existing allocations at Histon/Impington and Sawston and that the residual land in the Cambourne Masterplan area would, through increased densities consistent with PPG3, would be sufficient to meet the housing requirement. The implications for Cambourne and review of the original outline planning permission and Masterplan/Design Guide have been the subject of many representations. On the one hand, local residents are opposed to any development beyond the original 3,000 dwellings with a 10% reserve, while the developers argue for more development, along the lines of the Cambourne Enhanced planning application (for 1559 dwellings) and/or extensions to the developable area of the village on the basis that this would secure a more sustainable level of facilities. It is recommended that the Preferred Approach be confirmed as the direction to take as it recognises that some change beyond the original permission is inevitable given the requirements of PPG3 but that greater development on the existing residential land parcels in the Masterplan beyond that suggested by the Annex C to the Rural Centres Preferred Options report or by enlargement of the site should be resisted as being inconsistent with maintaining the character of Cambourne as three rural villages.
32. CS7 set out the Preferred Approach for development in Group villages – up to 8 dwellings and exceptionally 15 where it would make best use of a brownfield site. There has been a mixed response. Generally local residents and Parish Councils welcome the approach but developers and land interests object that it is too restrictive and that there is a need in some cases for greenfield allocations. A number of representations have suggested that there should be a category between Group Villages and Rural Centres and suggest villages for inclusion. This matter has been addressed in response to CS4 and RC1 and RC2. It is not recommended that the policy approach should be amended to allow more development possibilities in other Group Villages, as they are not sustainable locations.

33. CS8 set out the Preferred Approach for Infill Only Villages. Again there is a mix of support and objection. Some representations argue that the defining criteria of a primary school should be treated in a more flexible way to allow greater development including Greenfield allocations in small villages where the population level is static or declining. However, this matter was considered at the last Local Plan Public Inquiry and the Inspector concluded that such an approach would lead to development in unsustainable locations. It is therefore recommended that the Preferred Approach be confirmed.

Green Belt

34. CS9 and CS10 set out the Preferred Approach for Green Belt objectives and boundary definition. Although generally there is support, some representations suggest that Green Belt boundaries should be the subject of review other than at the locations for major development. It is recommended that, subject to any anomalies being dealt with, the Preferred approach should be confirmed.
35. CS11 and CS12 deal with the Preferred Approaches for development within the Green Belt and for Major Developed Sites (MDS) within the Green Belt. In response, it is recommended that a definition be included of what would constitute a MDS; this would help clarify which sites would be appropriate and thus address the representations seeking additional sites to be a MDS.

Development Principles

36. CS13 set out the Preferred Approach for the Development Principles objectives. The County Council has highlighted a number of matters which are currently included in the Area Action Plan Preferred Options reports and suggests that they should form part of the Core Strategy. Examples include ensuring the recycling of redundant buildings and materials, resource re-use and recycling and management of spoil from construction. It is recommended that it would be appropriate to include such matters in the Core Strategy policies with only site specific issues addressed in individual AAPs.
37. Section 4 of the Core Strategy and Development Principles (Options CS14 – CS17) set out Preferred Approaches to development principles including sustainability, design and landscape. CS18 covered the approach of preparing a policy setting out development criteria for all developments. It was agreed by Cabinet that the Local Development Scheme would create a Development Control Policies Development Plan Document separate from the Core Strategy. Council is asked to note that the agreed approaches to be taken on Development Principles, together with any changes recommended in the Schedule in Appendix 1 would form the basis of such a DPD.

Housing

38. CS19 set out the Preferred Approach to housing objectives and has been generally supported. One of the objectives is to provide an adequate and continuous supply of land for housing. The development strategy set out in the Structure Plan and reflected in the LDF strategy is for four stages in the development sequence. The AAPs address the provision of housing land for the major development locations while the Urban Capacity Study addresses provision in the rural area taking into account completions, commitments, allocations in the 2004 Local Plan and the windfalls predicted to come forward in the villages. The Preferred Options Report set this out in the table in paragraph 5.6, and it showed a need for an additional 366 dwellings over

and above provision identified or predicted. Some representations suggested that the windfall assessment was over-optimistic. However, the windfall figure used for the Urban Capacity Study already takes a conservative view. The rate fell from the 1990s to the early 2000s and this lower rate has been used. It also takes account only of sites in village frameworks. Given high demand and land values in the Cambridge area it is considered unlikely that this rate will not be achieved. The housing land supply, which has been based on the 2004 Local Plan Strategy, will need to be reworked when the Core Strategy Rural Settlement Strategy has been agreed, taking account of the recommended approach for Rural Centres and Minor Rural Centres. With the approach set out in the Preferred Options this could have led to a shortfall of around 100 dwellings. If the approach on Minor Rural Centres is adopted, this shortfall is likely to be even less. There is therefore still no need to allocate additional land in villages as the additional capacity recommended at Cambourne will continue to be sufficient to satisfy housing land supply needs.

39. CS20 set out the Preferred Approach to the existing housing allocations made in the 2004 Local Plan, which was to roll these forward into the LDF. There are some representations suggesting that this is not appropriate, that they will not come forward or are not in sustainable locations. However, these allocations have been scrutinised by an Independent Local Plan Inspector in the context of the then emerging Structure Plan, and the sites included in the adopted Local Plan 2006 were those considered suitable in the transition to the new urban focused development strategy. The majority of these have, or are, coming forward for development, and are considered reasonable to be carried forward to help meet the housing numbers for the period to 2006, when the Core Strategy will be adopted. Again, therefore, there is no need to allocate further sites.
40. CS22 set out the Preferred Approach to densities, suggesting at least 30 dph and at least 40 dph in more sustainable locations. This has drawn a mixed response, some support, some seeking higher densities and others seeking lower densities. In response, it is noted that PPG3 requires densities of at least 30 dwellings per hectare (dph) in order to make best use of land, and encourages densities of 30-50dph. PPG3 also seeks a greater intensity of development at places with good public transport accessibility. This is carried forward in the Structure Plan which says "Densities of at least 40 dwellings per hectare should be sought in locations close to a good range of existing or potential services and facilities and where there is, or there is the potential for, good public transport accessibility." CS22 is consistent with the Structure Plan, and is flexible, recognising that higher densities should be achievable in the larger strategic development sites, particularly in the service centres, which will have a greater range of facilities and services and High Quality Public Transport. Density policies for the major developments are included in the AAP's. Higher densities can be achieved without detriment to the environment if carefully designed and integrated with its surroundings. However, a blanket requirement for higher than 30dph across the district would not be considered in keeping with existing development, and should only apply to locations with a good range of facilities and services and good public transport provision, for example in some larger village centres. Very occasionally there may be local circumstances whereby lower densities should be sought, and CS22 allows flexibility for these situations, as the exception rather than the norm. It is recommended that the Preferred Approach be adopted.
41. CS23 – CS26 suggested a Preferred Approach and 3 alternative options for the targets for the mix of house sizes, based on the number of bedrooms, in market housing. In response, it is considered that the targets proposed in Preferred Option CS23 for bedroom sizes for 1 & 2 bedroom, 3 bedroom and 4 or more bedrooms, in the proportions 40%:30%:30%, would be appropriate for Northstowe as this would

address locally identified housing needs whilst not compromising the development of a balanced community in a new town. However, the use of these proportions in existing villages would not address the high proportion of properties of 4 or more bedrooms, nor the high level of need for 1 and 2 bedroom properties identified in the Housing Need Survey (89% of all market dwellings). Therefore, the targets for bedroom sizes in the proportions 50%:25%:25% (CS26) are recommended for development in villages to help redress the current imbalance.

42. CS27 put forward the Preferred Option for the target for Affordable Housing which was that it should be approximately 50% of all dwellings proposed. CS28 and CS29 set out two rejected options for targets of 40% and 30% respectively. Again there is a mixed response, some arguing for the higher targets, primarily on the basis of need, whilst others are concerned that high targets could affect the viability of developments and the balance of communities. In response, it is recommended that it should be noted that the South Cambridgeshire Housing Needs Survey 2002 identifies a high level of need in the District of 871 units per annum and therefore recommends a target of 50% Affordable Housing. Even at this level, not all need over the plan period would be met. The Cambridge Sub-Region Housing Needs Survey identified a similar but higher level of need. A key part of the development strategy for the Cambridge Sub-Region is about meeting local needs, and the Structure Plan requires at least 40% of all housing in the Cambridge Sub-Region to be affordable. Taking account of the higher level of need and higher house prices at the heart of the sub-region (i.e. Cambridge and South Cambs) and that some sites will not meet the tests for providing affordable housing provision, it is considered that it is important for the target for South Cambs to be higher than 40%. The proposed target of approximately 50% is therefore considered to be reasonable. The target for small sites in smaller villages (under 3000 population) has been established in the 2004 Local Plan and it is suggested that this should not be changed. In villages over 3000 population it is proposed to carry forward the threshold from the Local Plan of over 10 dwellings (see CS30). The increase in the target will therefore apply to larger sites in larger settlements. These are the more sustainable locations for development with better services and facilities, including public transport. Affordable Housing provision should be maximised in these locations. The process for assessing viability of development and therefore the appropriate level of affordable housing and other obligations is an issue that will need to be resolved. This will need to have regard to financial confidentiality whilst at the same time offering confidence to the Council that the viability concerns are reasonable and genuine, if the level of affordable housing provision is to be varied. Council is therefore recommended to agree the Preferred approach of approximately 50%.
43. CS30 suggested a Preferred Approach of requiring Affordable Housing to be provided as currently set out in the 2004 Local Plan, ie a threshold of 10 dwellings in settlements over 3,000 population and 2 dwellings in villages where the population was lower than this. Some responses suggest a higher threshold of 25 dwellings should be used while others seek the threshold of 2 dwellings be used in all settlements. The aim is not to stifle development, but smaller villages are at the end of the development sequence for sustainability and a key justification for new development is to meet local needs for Affordable Housing through 50% of sites of 2 or more dwellings and exceptions Affordable Housing sites. The Preferred Approach would include the tests in the 2004 Local Plan which consider the particular costs associated with the development. The onus would continue to be on the developer to demonstrate that it is not viable to provide or contribute towards Affordable Housing at this level. Addressing the particularly high level of housing need in the District is a key part of the development strategy and the use of thresholds below the 25 dwellings normal threshold and the 15 dwelling threshold in exceptional

circumstances was demonstrated to the Inspector's satisfaction during the public inquiry into the 2004 Local Plan. The level of need has risen since that plan was prepared which further supports the carrying forward of the thresholds. It is understood that PPG3 is to be revised, and any changes it brings forward will need to be taken into account in developing this policy.

44. CS32 and CS33 set out alternative options for funding Affordable Housing. CS32 suggested that if there were insurmountable subsidy issues, a lower proportion of Affordable Housing could be negotiated, while CS33 suggested that in such circumstances a contribution to Affordable Housing elsewhere might be negotiated. These options refer to insurmountable subsidy issues which relate specifically to funding from other bodies, primarily the Housing Corporation. There is no intention to increase the financial obligation on the developer, but to consider alternative ways of using that developer contribution to secure Affordable Housing. It is recommended that further flexibility is needed in exceptional circumstances to address the current uncertainties over funding and both options could both have a role in providing such flexibility in different circumstances. In a case of insurmountable subsidy issues, a lower proportion of built units on site could be appropriate district wide as set out in CS32. However, to ensure that this would not prejudice securing significant Affordable Housing provision, further work is required to identify an appropriate minimum requirement in such exceptional circumstances. It is unlikely that this would be below the Structure Plan minimum of 40%. With financial contributions for off-site provision, this would be most relevant for small sites where there are prejudicial issues over delivery and management and will not be appropriate for major developments, where on site provision is a key part of creating a sustainable community. It is therefore recommended that CS32 be pursued District wide, while CS33 would be pursued for small sites. It would not apply to major development sites such as the AAP locations.

Economy and Tourism

45. Section 6, covering options CS35 – CS43, set out the options for employment. There is general support, but a number of representations emphasise the need for monitoring to ensure that policies remain relevant and appropriate. There appears to be general support that the selective management of employment should cover the whole of the District not just the area close to Cambridge (CS36/37). There is also concern that the major developments, primarily Northstowe and Cambridge East, should include a mix of employment types, not just high technology research and development. The other major issue is the amount of land to be allocated for employment and the impact of higher density development on determining whether this should be reduced. This will be an important consideration in the AAPs for those locations (CS38/39).

Services and Facilities

46. CS44 set out the objectives for services and facilities. Whilst generally supported, representations also suggested that this be extended to cover Rights of Way, which it is considered would not be appropriate for inclusion in the LDF as such protection is covered by other legislation. There was also comment that health and social care should be included, and this is recommended as being appropriate.
47. CS45 set out the preferred Approach for the protection of village services and facilities. There was general support for this approach, but also comment that it should be extended to cover recreation and sports facilities, and this is recommended as being appropriate. A number of representations suggested that the policies

restricting the scale of development in villages runs contrary to the objective of this policy, but the rural settlement strategy and the distribution of development has been largely set in the Structure Plan. Nevertheless, the changes recommended through the introduction of a Minor Rural centre category does go some way towards addressing this point.

48. CS46 set out the retail hierarchy for the District. There are representations that Cambridge East's District Centre should be upgraded to the same level as Northstowe's (ie town centre), and that Cambourne's centre should be upgraded to a District rather than a local centre. However, neither of these changes are considered appropriate, Cambridge East because the centre there should not compete with the City Centre and Cambourne because it should remain a local centre primarily serving its village community and because it is poorly served by public transport compared with District (town) centres in the Sub-region.
49. CS50 set out the Preferred Approach to encourage developers to provide public art as part of their development. A number of representations suggested that this meant that developers would be required to contribute to public art, whereas in fact the approach is not require but encourage.

Recreation

50. CS51 set out the Preferred Approach for open space standards. This drew a limited and mixed response, some pressing for a higher standard, others for a lower standard. PPG17 advocates that standards should be set locally and the Recreation Study indicated that a standard higher than the NFTA was appropriate and this was the basis of the standard put forward.
51. CS54 suggested that new developments should be required to contribute to the provision of strategic open space. Representations have made the point that development should only provide for facilities needed directly as a result of the development. This is accepted – it was not the intention of the Preferred Approach to require contributions towards strategic open space over and above the need generated by the development itself.
52. The Recreation Study, the audit and assessment of need for outdoor playspace and informal open space, together with its Annex containing the full results for each village, was also published as a consultation draft document. The detailed representations and responses are set out in Appendix 5 and those to the Annex 1 of the Study, the Village Results, are set out in Appendix 5A. In general representations were supportive although there were many which put forward corrections and amendments to the maps and definitions in the Annex. Some representations sought the Study to have a greater emphasis on countryside recreation by including bridleways and footpaths, but this is a matter which is beyond the scope of the report which is to look at dedicated recreation areas. There was also comment that this is a study which needs to be regularly updated.

Papworth Hospital

53. CS55 – CS58 dealt with the options surrounding the potential relocation of Papworth Hospital. The responses suggest that it is not appropriate for a LDF policy to dictate to the health authorities whether the current activities continue on this site. Whilst that might remain the Council's preference, it is recommended that whilst that may be the case, it reinforces the need for a policy within the LDF to guide a mixed development

and set the criteria against which any redevelopment proposals should be tested and that this should be augmented by a Supplementary Planning Document.

The Natural Environment

54. CS60 set out the natural environment objectives. There is general support for these objectives, but in response to a representation it is recommended that the Core Strategy should include a policy on habitat creation.

Energy

55. CS61 suggested the Preferred Approach for developing renewable energy sources should be to develop a criteria based policy and this has generally been supported, and in response to a representation it is recommended that the criteria should include visual and noise impact.
56. CS62 put forward the Preferred Approach to ensure that at least 10% of the energy needs of larger developments are met by renewable energy technologies. Some representations support this approach but others object. However, it would be consistent with the policy in the emerging RSS14 and has been included in other councils' plans and would help meet Government objectives. In response to another representation, it is recommended that the threshold for providing renewable energy should be changed from 50 dwellings to 10 dwellings, this being closer to the equivalent of the other threshold of 1,000 m² and would also be consistent with the approach taken by Cambridge City Council which would be advantageous for developments which cross the administrative boundary.
57. CS63 set out the Preferred Approach for all new development to exceed by 10% the Building Regulations' standards in force at the time. There are a number of objections to this approach, including the Government Office on the basis that it should not seek to over-ride other legislation (Building Regulations). It is therefore recommended that this approach be amended to require developers to maximise energy efficiency through sustainable design and construction etc but to *encourage* developers to strive to achieve energy efficiency standards above minimum standards. This would be consistent with the policy in emerging RSS14.

Protecting South Cambridgeshire's Landscapes

58. CS64-CS66 set out the Preferred Approaches for Landscape Character Areas, Natural Areas, Biodiversity and River Valleys. The majority of responses support these approaches and comment that further guidance should be set out in Supplementary Planning Documents.
59. CS68 set out the Preferred Approach for flood risk. Comment has been made that this should be consistent with PPG25 which requires a sequential approach to be adopted using flood zones information and this is recommended as an approach which should be adopted. Other representations emphasise the need to consider flooding on a catchment basis not just within the floodplain; again it is recommended that this be the basis of the ensuing policy in the LDF.
60. CS69 set out the Preferred Approach for sustainable drainage systems. In response to representations it is recommended that it be accepted that sustainable drainage systems should be sought only where they are practicable.

Financial Implications

61. The cost of progressing the LDF is set out in the Council's budget.

Legal Implications

62. The Planning and Compulsory Purchase Act 2004 imposes a statutory duty to prepare a Local Development Framework and to keep it up to date.

Staffing Implications

63. The programme for the LDF has been compiled having regard to the staffing resources that the Council can commit to planning policy preparation in the context of wider pressures for the early delivery of the development strategy set out in the Structure Plan.

Risk Management Implications

64. The Core Strategy is a key Development Plan Document within the LDF. Given the imperative from the Regional Planning Guidance and the Structure Plan that an early start must be made on the increased rate of development in the Cambridge Sub-region, it is important that the District Council, as the plan-making authority, is able to ensure that development takes place consistent with the LDF. If the LDF is not in place at an early stage there is the risk of developments being determined by the development control and appeal process.

Consultations

65. The Preferred Options Reports have been the subject of extensive public participation.

Conclusions/Summary

66. The public participation exercise has been effective at involving both individuals and organisations and has given them an early opportunity to determine the direction the LDF documents should take. The programme of Council meetings, of which this is the first, should enable the Council to meet its objective of submitting the first tranche of Development Plan Documents to the Secretary of State in the summer of this year.
67. The Core Strategy should include the matters set out in the Rural Centres report in order to develop a cohesive rural settlement strategy. The resultant suggested revisions to the rural settlement strategy would require adjustments to be made to the results of the Urban Capacity Study.

Recommendations

68. Council is recommended to agree the recommendations set out in this report and the Appendices as the basis for developing the policies to be set out in the Core Strategy and Development Control Policies Development Plan Documents. Council would receive these draft documents at the special meeting arranged for 15th March.

Background Papers: the following background papers were used in the preparation of this report:

Core Strategy Preferred Options Report, SCDC, October 2004
Rural Centres Preferred Options Report, SCDC, October 2004

Recreation Study Consultation Draft, SCDC, October 2004
Urban Capacity Study Consultation Draft, SCDC, October 2004.
Representations received in response to the above documents.

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Appendix 1

Sustainability Appraisal Scoping Report

Sustainability Appraisal Scoping Report

Public Participation Report

Part A Introduction

Representations Nature Representation Summary District Council's Assessment Approach to Draft DPD

Part A Introduction

1. Purpose of this document

3166 - South Cambridgeshire Primary Care Trust	Comment	From the perspective of the health economy the key element of this process is the sustainability appraisal. Public Health and Health Service objectives found in key local and national strategic policies should be included in the appraisal and reflected in the developing planning documents.	Agree that public health objectives should be reflected in the study, identified through the review of relevant plans and programmes. The Scoping Report has attempted to do this, by including a number of relevant strategies.
4636 - Bayer CropScience Ltd	Comment	Generally support. Bayer CropScience Ltd are aware of the Sustainability Appraisal Scoping Report in line with government guidance. Whilst Bayer CropScience Ltd do not necessarily agree with every statement in the document, the Company welcomes the platform it provides and will have regard to the sustainability objectives in preparing any brief for the site.	General support noted.

Part B Methodology

3. General approach

3250

- Comment
1. Challenges the basic approach to the production of the document.
 2. Questions the validity of key criteria for assessment of environmental and sustainability.
 3. The use of theoretical matrices for assessment as against common sense.
 4. Confusion rather than clarification of issues and criteria.

The representation refers to the lack of a key indicator relating to transport. The Scoping report is intended to provide a baseline against which to test future proposals.

The sustainability appraisal objectives focus on desired outcomes, such as reduced pollution, rather than measures which would help achieve them.

The existing problems relating to transport are acknowledged in the baseline assessment. This section specifically focused on identifying real key issues facing the District, utilising statistical data. This lead to the development of suitable Decision Making Criteria, which are used in appraisal to determine whether an impact will be positive or negative, and the scale of the impact, on an objective. With relation to transport they include - 'Will it reduce traffic volumes?' 'Will it support travel by means other than the car' 'Will it improve accessibility to key local services'.

The use of matrices is an essential part of a complex process. They will not specifically be used to justify policies that defy common sense, but instead provide a neutral detailed assessment of the outcomes of a policy on social, economic and environmental factors, in order to assist decision making.

The full appraisal of draft LDF documents, building on the initial appraisals of the preferred options, will provide vital supporting information to those considering new planning policies. It will include a summarised version, to make the documents more accessible to members of the public.

4. Review of documents and objectives

3187 - South Cambridgeshire Primary Care Trust

Comment

From the perspective of the health economy the key element of this process is the sustainability appraisal. Currently it is mandatory that a strategic environmental assessment and a sustainability assessment are undertaken. The former concentrates on environmental effects and the latter is concerned with the full range of environmental, social and economic matters. It is recognized that health is inextricably linked to these factors and needs to be considered in any appraisal as they are fundamental to developing sustainable communities. Health objectives found in key local and national strategic policies should be included in the appraisal.

Agree that public health objectives should be reflected in the study, identified through the review of relevant plans and programmes. The Scoping Report has attempted to do this, by including a number of relevant strategies. The objectives reflect health issues, but it is important that a comprehensive set of decision making criteria are created to examine impacts on the objective. Expanded references to health can be developed, in partnership with the PCT.

Update review of relevant plans and strategies to provide more detailed review of health issues. Develop additional decision making criteria where appropriate.

5143 - Ramblers' Association Cambridge Group

Comment Para 4.7

We would like to see Objectives 2.3 & 5.3 (Ch 4, Table 1) extended to include access to the wider countryside and the whole network of public rights of way, and the corresponding indicators widened to include general rights of way data, including baseline data which are now available from the County Council's Rights of Way Condition Survey.

1) As objectives focus on outcomes, it would be inappropriate to include an objective relating to rights of way. As they are a means of accessing the countryside and wild places, the impact of policies on them should be assessed. Therefore a suitable Decision Making Criteria should be developed.

Include new decision making criteria. Will it improve access to the wider countryside through the network of public rights of way?

2) An indicator has been included in the baseline data, but at time of publication no data was available. Through ongoing monitoring and data collection information will be included when it becomes available.

5. Indicators and data collection

5144 - Ramblers' Association Cambridge Group	Comment	Para 5.3	Repeats representation 5143.
<p>We would like to see Objectives 2.3 & 5.3 (Ch 4, Table 1) extended to include access to the wider countryside and the whole network of public rights of way, and the corresponding indicators widened to include general rights of way data, including baseline data which are now available from the County Council's Rights of Way Condition Survey.</p>			

6. Key issues and consultation

3193 - South Cambridgeshire Primary Care Trust	Comment	It is important that there is an ongoing dialogue between the PCTs and those leading the planning process. This would better ensure that all the factors necessary for a healthy sustainable community are identified and considered in the development of the Local Development Framework.	Agreed. The Council will endeavour to work closely with PCT, through the Local Strategic Partnership.
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Part C Baseline Assessment

8. Land & Water Resources

5442 - Ramblers' Association
Cambridge Group

Comment Para 8.3

We note the lack of baseline data for the impact of increased water consumption on the natural environment, and on the damage to designated sites. Informal observations suggest that there is already a problem with excessive water extraction, and we think there ought at the very least to be firm baseline data available for both indicators, before committing to any further major development.

Water consumption is identified as a key local issue in the report, and there are appropriate objectives and Decision Making Criteria. There is a lack of quantifiable data at the local level. When data becomes available it will be utilised in future monitoring.

9. Biodiversity

4174 - Cambridgeshire County
Council

Comment "Cambridgeshire Landscape Guidelines"

The Cambridgeshire Landscape Guidelines have been identified as a relevant strategy, and is included in the Scoping Report.

Comment Para 9.3

We note the lack of baseline data for the impact of increased water consumption on the natural environment, and on damage to designated sites. Informal observations suggest that there is already a problem with excessive water extraction, and we think there ought at the very least to be firm baseline data available for both indicators, before committing to any further major development.

Identical to representation 5442.

10. Landscape, Townscape & Archaeology

6474 - English Heritage	<p>Comment Para 10.4 After the third sentence, we suggest the addition of 'The Green Belt helps preserve the character of Cambridge by limiting its outward spread, thereby ensuring the compact urban form of the historic settlement is maintained. The character and setting are preserved also by preserving the rural character.'</p>	<p>The paragraph already sufficiently conveys the importance of the green belt to preserve the historic character of Cambridge.</p>
6475 - English Heritage	<p>Comment Para 10.7 This paragraph needs to be expanded to refer to the Historic Landscape Characterisation data now being completed by the county. This approaches the historic landscape in a holistic way, and while we welcome the identification of Registered Parks, and other features, the subject needs to be addressed in the wider sense too.</p>	<p>Agree reference should be made to Historic Landscape Characterisation information that will become available.</p>
6476 - English Heritage	<p>Comment Landscape, townscape and archaeology table, page 22 In issue 1, it would be helpful to reflect the issues in the Council's own Green Belt study by Landscape Design Associates. The term 'hemming in' is rather unclear, and the study might provide the necessary clarity.</p>	<p>Agree this could be clarified. The qualities of the Cambridge green belt in the LDA study are as follows: A large historic core relative to the size of the city as a whole; A city focused on the historic core; Short and/or characteristic approaches to Cambridge from the edge of the city; A city of human scale easily crossed by foot and by bicycle; Key views of Cambridge from the landscape; Significant areas of distinctive and supportive townscape and landscape; Topography providing a framework to Cambridge; A soft green edge to the city; Green fingers into the city; Designated sites and areas enriching the setting of Cambridge; Long distance footpaths and bridleways providing links between Cambridge and the open countryside; Elements and features contributing positively to the character of the landscape setting; The distribution, physical separation, setting, scale and character of necklace villages; A city set in a landscape which retains a strong rural character.</p>

11. Climate Change & Pollution

5243 - Swavesey IDB

Support

Pleased that report acknowledges that: flooding is becoming an increasingly important issue; Impact on drainage systems must be considered when considering development control issues; Clay soils in the district are not suitable for use of SuDS.

Noted.

12. Healthy Communities

2796	1506 - British Horse Society (Cambridgeshire)	<p>Comment</p> <p>Support Key Sustainable Issue 2 - inclusion of horse riding. Riding for leisure and recreation in the countryside can be undertaken by all. Its a healthy pastime, with very low impact on the natural environment.</p>	Noted.
3199 - South Cambridgeshire Primary Care Trust	Comment	<p>The PCT acknowledges the amount of thought and energy that has been invested in the Sustainability Appraisal. Although we have concerns about the profile of health in the document they recognize that it also presents an opportunity to explore these concerns and contribute to the further development of the appraisal process. These could include specialist input to the Key Sustainability issues for Healthy Communities and demonstrating the impact of the growth on local Health Services.</p>	<p>The Council will continue to work with the PCT to ensure appropriate health issues are addressed.</p>
5009 - Sport England	Object	<p>Sport England supports this section due to its inherent recognition that open space standards and sports facilities play an essential role in maintaining healthy communities. Objective 4 relating to improving the quantity and quality of publicly accessible open space is therefore welcome. However, this section is objected to because it is requested that sports facilities is added to this objective, in recognition that built sports facilities play a similar role to outdoor facilities that are located within open space. This would be consistent with paragraph 12.6, which refers to such facilities in larger villages.</p>	<p>There is a degree of cross referencing required when considering objectives, as a judgement must be made as to how to categorize issues. Objective 6.1 on inclusive communities covers access to services and facilities, including leisure. This covers built sports facilities.</p>

13. Inclusive Communities

2798 1507 - British Horse Society (Cambridgeshire)	Object Horsersiders are frequently not considered in Cambridgeshire although valued in other parts of the country for their contribution to the community, including rural economy.	The issue of provision for horse riding is covered in the healthy communities section of the report.
2799 - Addenbrooke's Hospital	Support The Trust welcomes the comments contained in the Inclusive Communities section of this report.	Noted.

14. Economic Activity

2800 1508 - British Horse Society (Cambridgeshire)	Comment Farm diversification into tourism (particularly horse based) promoting public rights of way, including links to national routes.(i.e walking and riding holidays with bed and breakfast facilities) would help to reduce the dependence of vehicular travel.	The Council is supportive of appropriate farm diversification, which could include development for equestrian tourism. Provision for horse riding is dealt with through the healthy communities section of the report.	Emphasise potential links between farm diversification and tourism, including equestrian tourism.
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Appendices

1. Relevant plans/programmes reviewed

3205 - South Cambridgeshire Primary Care Trust	<p>Comment</p> <p>Key, up to date , Public Health and Health Service documents were made available but have not been used in developing the appraisal or in identifying relevant appraisal objectives. As a result, this has not led to any expansion of health issues and also there were limited links made between non-health plans and strategies and their impact on health.</p>	<p>It is acknowledged that not all strategies highlighted were included in the consultation draft. The Council will work with the PCT to include all relevant strategies.</p>	<p>Include PCT Local Delivery Plan in review of strategies.</p>
4175 - Cambridgeshire County Council	<p>Comment</p> <p>The list of National plans and programmes should be updated to include recently published programmes such as PPS11 Regional Spatial Strategies, and PPS12 Local Development Frameworks. It would also be more informative to give the subject title of all these documents.</p>	<p>The documents listed were not published at time of publication. The scoping report will require periodic updates to ensure it is up to date.</p>	<p>Add document titles to appendix 1.</p>
		<p>The subject title of documents can be added to a final version.</p>	

2. Analysis of appraisal objectives

4177 - Cambridgeshire County Council	Comment	Some further clarification of this table would be helpful. There is no explanation for some text being bold and other not. It could also be made clearer whether the purpose of the "Implied Amendments to Core Objectives" column is to definitely alter the core objectives of the LDF or not.	The bold type indicates where amendment may be required to the ODPM possible set of objectives detailed in 2003 interim guidance on SEA/SA, where relevant strategies indicate additional points should be included. This approach is made clear in section 4 of the Scoping Report.
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4179 - Cambridgeshire County Council	Comment	Waste Local Plan Reference to the Draft Waste Local Plan should be updated to refer to the adopted Plan 2003 Climatic factors In the "Climatic factors" column for the Structure Plan, the word "omissions" should be replaced with "emissions". Social inclusiveness In the analysis of the Structure Plan the "Social Inclusiveness" column should include a reference to affordable housing as it is both a challenge and a key issues for the area, and this fact has been recognised in Structure Plan Sustainable Development Strategy Objective 2f	Agree. Update to include Adopted Cambridgeshire Waste Local Plan 2003. In the 'Climatic factors' column for the Structure Plan, the word 'omissions' replace with 'emissions'. In the Structure Plan 'Social Inclusiveness' column include a reference to affordable housing.
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4. List of appraisal questions

4642 - Sport England	Object	Objection is made to the schedule of Regional Plans and Strategies, because the East of England Plan for Sport (2004) has not been included as a document that has been considered as part of the SEA process. The plan is considered to be a relevant document for consideration as part of the SEA process, as there may be implications to the core objectives of the documents that have been prepared as DPDs. The document is also considered to have similar status (and therefore should be afforded similar weight to the other regional plans.	Agree.	Include East of England Plan for Sport (2004) in review of plans and strategies.
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6. Baseline data and indicators

6477 - English Heritage	Comment	Indicators, page 83 The indicators for the historic environment require some further work. We would welcome the chance to discuss these with you.	Noted.	
2697 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	Comment	Modify indicators to make more relevant to planning process Detailed suggestions made in text of representation.		Indicators have been chosen from the best available data. The SSSI indicator is not ideal, and future data sources for other indicators will be explored. The progress toward BAP targets indicators are still being developed. The Council will endeavour to work with the County Council to ensure they provide a useful indicator.

Appendix 2

Core Strategy and Development Control Policies

Core Strategy & Development Control Policies

Public Participation Report

Chapter 2. Strategy

CS1 Strategic Vision - Preferred Approach

2318

Object

I personally feel that the case still needs to be made by the Government that all these additional houses are necessary, and that if there is a real proven need then the necessary infrastructure (water supply, sewerage, drainage, schools, hospitals, etc.) are put into place by the Government. As a water engineer, I am particularly concerned at the impact on water resources in what is already a water stressed area. A few areas in the south east of England already have lower water availability per head of population than some Middle East countries, a fact that is often overlooked by the planners. Faced with the supposition that such wholesale development is necessary the emphasis must be on minimising the environmental damage and the loss of the unique character of large areas of Cambridgeshire and Essex.

Objection to general level of development noted. The development is required by Regional Planning Guidance and the Structure Plan, both of which have been subject to consultations and public inquiries. This is the framework that must be followed. Agree that water is an important consideration, as identified in the Sustainability Appraisal. Water Conservation as part of new developments has been given particular importance throughout the LDF.

Representations

Nature Representation Summary

District Council's Assessment

Approach to Draft DPD

2583 - East of England Development Agency	Object	<p>The Strategic Vision and supporting text in policy CS1 should positively reflect the key role that the buoyant economy of Cambridge and its sub region plays in relation to the economic success of the region as a whole, and that South Cambridgeshire District Council should adopt a more positive stance, embracing sustainable opportunities to maintain and strengthen the economic growth of the sub region. In addition, the vision and strategy objectives should recognize the importance of supporting and securing the necessary infrastructure package and the role of Cambridgeshire Horizons in that process.</p>	<p>South Cambridgeshire will be embracing sustainable opportunities to maintain and strengthen the economic growth of the sub region, through planning for Strategic Employment sites through the Area Action Plans, supporting existing sites, and the rural economy.</p>	<p>Insert new sentence after 1st sentence: 'The District will plan for enhanced infrastructure to meet the needs of the expanded population.'</p>
2043 - W A Fairhurst & Partners	Object	<p>Proposed new paragraph and appropriate amendments to CS1: 2.8(5) 6,000 units by 2016 and up to 10,000 by 2021 can also be provided at a new settlement at Waterbeach Barracks, in order to meet development needs in the District up to 2016. The land could also be safeguarded for development as a new settlement within the next Plan Period to 2021. Therefore, paragraph 2.8(2) should be deleted and the figure (9,600) should be reduced at (4).</p>	<p>The District Council is working closely with Cambridgeshire Horizons on the provision of necessary infrastructure to support growth. Agree this could be reflected in the vision.</p> <p>Development of a new settlement at Waterbeach is not included in the Structure Plan, or the Draft RSS14, as is not required in order to meet the housing requirements in South Cambridgeshire up to 2016 that the LDF is planning for. Development of a new settlement should be pursued through the RSS review process, rather than the LDF.</p>	

3401	Object	The Objection relates to the failure of the Strategic Vision to take proper account of the future role of Cambourne as an emerging market town, and the substantial planning benefits that can be achieved in providing for additional growth to create a more sustainable settlement. The LDD has not properly and adequately re-examined the scale of growth planned at Cambourne as recommended by the Examining Panel in the Report on the Structure Plan.	The search sequence detailed in Structure Plan Policy P1/1 provides for a limited proportion of the overall development to take place in identified rural centres. In identifying sites, it requires first to look for brownfield sites within settlements, then other sites within settlements, and only then on the periphery of settlements giving priority to previously developed sites. Land supply calculations, including consideration of windfall potential through sites within the village framework through the urban capacity study, demonstrates that allocation of additional land outside rural centres is not required. This includes Cambourne, where additional housing can be accommodated within existing settlement boundaries. Expansion of Cambourne is examined in the Rural Centres Preferred Options Report. Large scale expansion would completely alter the character of the settlement, and create significant problems for service provision.	
4217 - Cambridgeshire County Council	Object	Para 1.12	Agree	Amend reference in para 1.12 as follows: 'Until it is superseded, the Local Development Framework must be in general conformity with the Structure Plan, but should also have regard to the emerging Regional Spatial Strategy'.
4219 - Cambridgeshire County Council 4218 - Cambridgeshire County Council 4216 - Cambridgeshire County Council	Object	Amend the last sentence to read, "Until it is superseded, the Local Development Framework must be in general conformity with the Structure Plan, but should also have regard to the emerging Regional Spatial Strategy".	The contribution of the high-technology sector to employment in the district is acknowledged. Employment statistics will be used in the core strategy where appropriate, particularly where they can provide reasoned justification for policy. The most up to date information available will be used, including that obtained from the County Council Research Group.	Utilise most recent employment statistics in reasoned justifications.

Representations**Nature Representation Summary****District Council's Assessment****Approach to Draft DPD**

4221 - Cambridgeshire County Council	Object	Suggest the final reference to Market Towns at the end is deleted as there are no Market Towns in or immediately adjoining SCDC.	Disagree. There a number of market towns close to the South Cambridgeshire border, and it is important to consider and maintain the separation of the nearest South Cambridgeshire villages.
3186	Object	The Objection relates to the failure to properly recognise the scale and character of Cambourne - as an emerging market town - the administrative heart of the District of South Cambridgeshire. The LDF should recognise that South Cambridgeshire has a role in meeting sub-regional housing needs. Policy CS1 should recognise the opportunity to create a more sustainable settlement through provision for significant growth of Cambourne	The search sequence detailed in Structure Plan Policy P1/1 provides for a limited proportion of the overall development to take place in identified rural centres. In identifying sites, it requires first to look for brownfield sites within settlements, then other sites within settlements, and only then on the periphery of settlements giving priority to previously developed sites. Land supply calculations, including consideration of windfall potential through sites within the village framework through the urban capacity study, demonstrates that allocation of additional land outside rural centres is not required. This includes Cambourne, where additional housing can be accommodated within existing settlement boundaries. Expansion of Cambourne is examined in the Rural Centres Preferred Options Report. Large scale expansion would completely alter the character of the settlement, and create significant problems for service provision.
2509 - Addenbrooke's Hospital	Object	The Trust supports the overall Preferred Approach set out in CS1 but objects to the fact that this approach makes no reference to the need to increase the level of provision of Affordable Housing and Key Worker accommodation within the District.	Cambourne is a village, and is not classified as a market town in the Structure Plan. Provision of affordable housing is a central part of the vision of the Community Strategy. However, agree it should also be included in the vision for the LDF. Add sentence to Strategic Vision: 'THE EMPHASIS WILL BE ON PROVIDING QUALITY HOMES FOR ALL, INCLUDING AFFORDABLE HOUSING, TO ENSURE THE CREATION OF SUSTAINABLE AND BALANCED COMMUNITIES.'

Representations

Nature Representation Summary

District Council's Assessment

Approach to Draft DPD

3152 - McCann Homes Limited	Object	<ol style="list-style-type: none"> 1. the plan should be based on the regional guidance in RSS14 for the East of England. 2. the plan should incorporate growth proposals related to the M11 corridor proposed by ODPM. 3. the plan should seek to encourage social and economic growth rather than simply seek to satisfy the development needs of the region. 4. the plan should recognise the differing needs of settlements in the district and not seek to limit growth to a limited number of larger settlements. 5. the plan should seek to encourage a range and mix of development proposals to help continue to economic success of the area 	<ol style="list-style-type: none"> 1) Draft RSS14 rolls forward the Structure Plan to 2016, with an additional requirement to 2021. The Structure Plan requires 20,000 houses in 17 years (1999 to 2016), giving an annual average of 1176.5 dwellings. Draft RSS14 requires 23,500 2001 to 2021, giving an average annual amount of 1175. Therefore the LDF is already planning for the rate of development required. 2) Draft RSS14 incorporates proposals for the M11 growth corridor. 3) Social and economic growth are integral to the LDF. The plan will be tested by a sustainability appraisal which considers the economy, environment, and social factors equally. 4) Most South Cambridgeshire villages are at the margins of sustainability when it comes to additional growth. The Rural Settlement policy permits a level of development appropriate to the size and availability of services. Development above a limited scale is likely to result in a disproportionate number of journeys. Policies will permit a level of development to meet local needs, but experience has shown limited or even modest levels of development do not provide significant additional support to village services. 5) Policies in the housing chapter seek a range and mix of housing types and tenures.
4019 - Imperial War Museum	Object	<p>This Policy does not acknowledge the importance of tourism facilities within the District. It is requested that new wording be added to CS1 either to the last sentence of the first paragraph or by the addition of a totally new sentence stating "the District will continue to provide important tourism facilities for the sub-region and these will be supported, protected and enhanced as appropriate".</p>	<p>Tourism is dealt with in the Strategic vision, under the broader goal of 'maintaining and improving the economy of the villages and the countryside.' This will be expanded upon in the Economy chapter, which will acknowledge the importance of the tourism industry. An amendment is therefore unnecessary.</p>

Representations

Nature Representation Summary

District Council's Assessment

Approach to Draft DPD

3636 - Histon & Impington Parish Councils

The planning context is presented as a clear "predict & provide" model. It appears to abandon the "plan, monitor, manage" approach of the RPG. It is increasingly clear that even minor developments are being challenged on the basis of current and very visible constraints in service provision. On a wider scale other constraints, be they transport (A14 improvements, Guided Bus) or power, sewage treatment, doctors, drainage etc must be factored into the targets and timescales that drive the planning context. Monitor and manage must drive the process, since otherwise the LDF will not be realistic or deliverable. The mechanisms and processes for this need to be clearly specified in the LDF.

Disagree. The LDF is based on a plan monitor and manage approach to ensure delivery of RPG and Structure Plan housing requirements.

3643 - Histon & Impington Parish Councils

Transport infrastructure has been identified as a key issue. However, the Infrastructure Partnership/Cambridgeshire Horizons has failed so far to deliver clear commitments for the required improvements. Specifically, the Highways Agency is apparently backing off from the requirements clearly identified via the CHUMMS study. No further developments north of Cambridge should be committed or started until there are clear commitments to the necessary improvements to the transport infrastructure.

The District Council will be seeking commitment from the Highways Agency to the A14 improvements, before planning permission is granted for Northstowe.

Ensure that the policies for Northstowe make provision for the planning permission to include development trigger points tied to improvements to the A14 trunk road.

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3848 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford)	Object The Preferred Approach states "only limited development will take place in villages in the District, with most of that limited development focussed into those larger more sustainable Rural Centres where modest growth will bring about improvements in the relative sustainability of individual villages or groups of villages...". Duxford is a Group Village, and has not been considered as a Rural Centre. The potential capacity of this site has not been considered in terms of housing supply.	In the objective to secure maximum use of brownfield land, consideration must still be made as to whether a development is sustainable. In many smaller villages it would be unsustainable to permit development of unlimited scale simply because it was on previously developed land. It would also be inconsistent with the development sequence detailed in policy P1/1 of the Structure Plan, which details that in the rural area priority must be given to using previously developed sites within villages, then other sites within villages, and only then brownfield sites outside villages, and sufficient land has been identified to meet the housing requirement through sites further up the sequence, there is no need to allocate land at the former Ciba Geigy site outside village frameworks for development.
5641 - Arrington Parish Council	Object The impact of local areas just outside south cants such as Huntingdon, Royston, St.Ives, Potton etc. are not taken into account.	The development of the Cambridge Sub-Region is central to the vision. The strategy for the sub-region is promoting development close to Cambridge. The growth of areas surrounding the District will be taken account of, including through future reviews of the LDF.
4333 - Cambridgeshire County Council	Object The Strategic Vision could include a specific aim for employment and its nature - i.e. employment growth restricted to (i) hi-tech & knowledge-based industries, (ii) expansion of existing companies and (iii) local services to support the population/other employment - in accordance with Structure Plan Policy P2/1 and P9/7.	The Strategic Vision includes development of the cluster of research and development industries. The selective management policy is a tool for achieving this goal, therefore it would be inappropriate to refer specifically to it within the vision.
4337 - Cambridgeshire County Council	Object There should there be explicit mention of biodiversity and/or designated sites for conservation. The inclusion of biodiversity within new developments should also be mentioned, as well as the protection and improvement of the countryside.	Covered by Strategic Vision: 'preserving AND ENHANCING its rich built and natural heritage and distinctive character'. Designations are a tool for achieving that goal. Biodiversity is a form of natural heritage, and is dealt with more explicitly elsewhere in the plan.

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4340 - Cambridgeshire County Council	Object	The last sentence could be modified to state that although villages should be kept separate appropriate safe cycling/walking links should be developed as a network between the villages and with Cambridge to encourage walking/cycling and sustainable transport.	Such aims are reflected in the preferred option for the Travel Objectives.
4330 - Cambridgeshire County Council 3874 - Taylor Woodrow Developments Ltd 3875 - Persimmon Homes 4521 - Chancellor, Masters & Scholars of the University of Cambridge	Object	An Area Action Plan should be prepared for North West Cambridge.	A commitment to preparing an Action Plan for North West Cambridge has been made through the Local Development Scheme, which will be published for consultation in early 2005. It will begin preparation in 2006. The review of the Green Belt in the area will take place at that stage.
4315 - Cambridgeshire County Council	Object	There are limited references to monitoring in the core strategy document and none relating to review of existing land allocations and provision of mechanisms for continuous management of the form and phasing of development, as recommended by Policies P1/4 and P2/2 of the Structure Plan.	The submission LDF will include a monitoring strategy, to guide the LDF Annual Monitoring Report. This will support implementation of a plan, monitor and manage approach to development.
4332 - Cambridgeshire County Council 4447 - Hallam Land Management Ltd	Object	Amend sustainability references, and refer to goal of improving jobs and homes balance.	Agree change to reflect national sustainability objectives. Agree the importance of the strategy to improve the balance of housing and jobs in the sub-region. Amend national sustainability objective: 'effective protection AND ENHANCEMENT of the environment.' Amend 2nd paragraph of Strategic Vision: 'Much of the high level of development needed to support the cluster, AND IMPROVE THE BALANCE BETWEEN HOMES AND JOBS IN THE SUB-REGION, which must...'
4651 - Toft Parish Council	Object	Plans for an additional 20,000 homes in South Cambridgeshire are incompatible with a viable Sustainability Policy.	In sustainability terms it is inevitable that there will be conflict between social, environmental and economic objectives. The role of the LDF is to balance these objectives, and provide effective mitigations measures. It is assisted in this process by the sustainability appraisal.

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4802	Object	Cambourne and Northstowe should be turned into proper cities, with employment and infrastructure within their own boundaries.	While Cambourne and Northstowe are both designed to include appropriate employment and infrastructure, Cambourne will remain a village, and Northstowe will be designed as a town.
5732 - Bassingbourn cum Kneesworth Parish Council	Object	Size of developments should be limited and each site should include a mixture of housing sympathetic to the immediate environment.	The development of residential sites is dealt with through development principles, and other policies in the plan, to ensure developments are appropriate to their location and setting.
5708 - Dixon International Group Ltd	Object	This policy repeats and reflects the RPG and Structure Plan Strategy of sustainable development. We agree with the general thrust but object to the lack of acknowledgement of recycling previously developed land above greenfield land releases. It is noted that this option is not contiguous with the development principles advocated by other Core Strategy Options, namely CS7 and CS8. CS1 should prevail and CS7 and CS8 should be deleted.	The strategy for development reflects RPG6, Draft RSS14, and the Structure Plan. It takes advantage of previously developed land at Oakington Airfield, Cambridge East, Chesterton Sidings and the Monsanto site. The strategy also limits the need for allocation of greenfield land in less sustainable locations further down the development sequence. The preferred options for rural settlement policy allows for the recycling of land where appropriate within village frameworks (including in group and infill villages). This should be reflected in the Strategic Vision.
5840 5855 5862 5811 - P B Moore & Sons 5766 - Persimmon Homes (East Midlands) Ltd 5783 - Stamford Homes Ltd 5801 - Westbury Homes Ltd	Object	Support principles of the option, but there is conflict with policies on rural centres.	Amend 2nd paragraph of Strategic Vision: 'Where modest growth will bring about improvements in the relative sustainability of individual villages or groups of villages AND THE RECYCLING OF PREVIOUSLY DEVELOPED LAND.'

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1569	Object	Settlement categories are too prescriptive, and there are sites in villages that could be developed for the benefit of the village, including to support services and facilities.	RPG6 sets out a strong sequential preference, for focusing development on Cambridge, and the new town, in preference to villages. This is reflected in policy P1/1 of the Structure Plan, and the Strategy for the LDF. Most South Cambridgeshire villages are at the margins of sustainability when it comes to additional growth. The Rural Settlement policy permits a level of development appropriate to the size and availability of services. Development above a limited scale is likely to result in a disproportionate number of journeys. Policies will permit a level of development to meet local needs, but experience has shown limited or even modest levels of development do not provide significant additional support to village services.
2853 - Januarys 6088 6542 - Martin Grant Homes Ltd 6540 - Centex Strategic Land 6090 5931 - Lighthouse Developments 6541 - Harcourt Developments Ltd.			
3637 - Histon & Impington Parish Councils 3162 - RAVE 6582 - Banner Homes	Object	The Strategic Vision Statement does not contemplate the consequence of Marshall Aerospace not leaving Cambridge Airport before the end of the Plan Period. It should plan for possible delay in implementation of major sites.	The strategy for delivering the housing numbers detailed in the preferred options is the first choice for delivering the housing numbers required. It is premature to argue that the strategy cannot be delivered at this stage, or prepare an alternative strategy that could undermine it. A plan monitor and manage approach will be utilised, to monitor the delivery of housing numbers throughout the plan period, to ensure that requirements are met.
3638 - House Builders Federation 4007 - Bidwells Property Consultants 6095 - Martin Grant Homes Ltd 6096 - Centex Strategic Land 6162 - Harcourt Developments Ltd.	Object	Plan should be based on the housing requirements of RSS14, rather than the Structure Plan.	Draft RSS14 rolls forward the Structure Plan to 2016, with an additional requirement to 2021. The Structure Plan requires 20,000 houses in 17 years (1999 to 2016), giving an annual average of 1176.5 dwellings. Draft RSS14 requires 23,500 2001 to 2021, giving an average annual amount of 1175. Therefore the LDF is already planning for the rate of development required. The strategy for development reflects RPG6. Draft RSS14 at least up to 2016, and the Structure Plan.
6029 6022 - The Fairey Family 5983	Object	Object to the term 'modest growth in rural centres'. The term 'appropriate' should be used.	The term 'modest' reflects policy P1/1 of the Structure Plan, which actually refers to it as a 'limited' amount of growth, reflecting the strong sequential preference set out in RPG6.

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6084	Object	There should be a secondary school for Cambourne.	The scale of Cambourne, as proposed in the Rural Centres Preferred Options Report, does not warrant development of a Secondary School. A significantly larger settlement might be of a sufficient scale to need one, but it would require a substantial investment from developers, would cause problems for the recently expanded Comberton Village College, and it would completely alter the concept of Cambourne as a village.
1114	Support	If development is to be centred on the city of Cambridge and those surrounding communities for which it is the commercial centre, the centre itself must be vibrant, commercially attractive and accessible. Currently Cambridge is failing to some degree on all three counts, when compared with other nearby towns, and the situation would deteriorate further with the planned developments, which would have a 'strangling' effect of the city.	Support noted. Retail policies will aim to support and enhance the role of Cambridge as sub regional centre.
2039 - Boxworth Parish Meeting	Support	Para 2.1 We support policies which enhance the environmental and social qualities of our village, and the 101 other villages set in some of the most attractive Landscape in Cambridgeshire. We cannot see that the siting of a windfarm 600m from our village is in line with this core strategy. Our difficulty lies in the fact that the immediate hinterland of the village is high quality Claylands landscape, undulating, wooded, but beyond is the A14 corridor. There is a danger of just seeing Boxworth from the A14 angle-from which it is pretty well invisible!	This proposal is currently the subject of a planning application, that will be considered against the policies of Local Plan 2004.
3141 - CPRE Cambridgeshire	Support	We would add the need to improve the quality of life of the people.	This is fundamental to the vision of the Community Strategy, which the Local Development Framework must implement.

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4334 - Cambridgeshire County Council	Support	Green/open spaces in urban environments should be mentioned as well as the wider countryside. The reference to tackling climate change in Para 2.4 is welcomed.	Support for dealing with climate change issues noted. This representation is seeking reference to green spaces in the vision of the Community Strategy. The Community Strategy has been adopted by the Council, following public participation. It can not be changed through the LDF process. Although not referred to directly in the vision, protecting and providing suitable green spaces in urban areas will be addressed in the LDF.	
4338 - Cambridgeshire County Council	Support	Suggest 1st sentence could be improved by amending to read "while preserving and enhancing its rich built and natural heritage and distinctive character"	Agree.	Amend first sentence of Strategic Vision to read: 'while preserving AND ENHANCING its rich built and natural heritage and distinctive character.'
4339 - Cambridgeshire County Council	Support	A definition of sustainable development is required.	Agree. See Glossary of preferred options reports.	
4220 - Cambridgeshire County Council	Support	Generally support subject to agreeing how the Hauxton site might be treated in policy terms.	General support noted. This site is examined under option CS3.	
4554 - Bayer CropScience Ltd	Support	General support for this option.	Support noted.	
3646 - Histon & Impington Parish Councils	Support			
5043 - Hatley Parish Council				
2569 - FPD Savills				
3767 - English Heritage				
5545				
3346 - English Partnerships				
3573 - Cambridgeshire Horizons				
5446 - Trumpington Meadows Land Company				
5529 - The Fairfield Partnership				
5155 - Laing Homes North Thames				
2495 - Network Rail Infrastructure Ltd	Support	Support sequential approach, and that development of Chesterton Sidings can move forward.	Support noted. The development at Chesterton Sidings has already been planned for in the Local Plan 2004.	
6076 - Network Rail				

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6189 - Gallagher Longstanton Ltd Support

Focusing new development in a small new town, north-west of Cambridge is welcomed.

Final sentence of vision needs clarification. A revised wording is suggested (see main text).

Gallagher accept need to protect the village character of Longstanton and Oakington and to make appropriate provision for green separation with Northstowe, but it is unrealistic and undesirable to propose completely separate developments.

Sustainable development principles suggest the need for a positive, inclusive, relationship between the new town and these two villages, rather than a relationship that is based on segregation. This is not the intent of the Structure Plan which dictates that the new town should be at, not separate from, Longstanton/Oakington.

Reference could be made to the need for successful, inclusive and balanced communities.

Decision on CS1 Strategic Vision - Preferred Approach

Develop the preferred approach into a policy in the Core Strategy, as modified.

The Structure Plan requires green separation of Northstowe from Oakington/Longstanton, therefore by definition the settlements must remain separate.

Agree that vision should refer to building communities.

Add sentence to 2nd paragraph: Much of the high level of development needed to support the cluster which must take place in South Cambridgeshire will be focused into urban extensions to the built-up area of Cambridge and in a small new town north west of the City. 'The objective is that these locations will become successful vibrant new communities.'

CS2 Strategic Objectives - Preferred Approach

987	Object	Object to housing development in Cambridgeshire, such large scale development is not needed and is likely to cause severe infrastructure and drainage problems.	Objection to general level of development noted. The development is required by Regional Planning Guidance and the Structure Plan, both of which has been subject to consultations and public inquiries. This is the framework that must be followed.
1347	Object	450,000 new homes crazy and ill thought-out. Cambridge and M11 corridor already overcrowded with respect to infra-structure and has sufficient economic activity. Development of less-favoured areas much more desirable (e.g. N England). True that many affordable homes needed, but opportunities for supporting infrastructure greatly limited due to problems of access to Cambridge.	The regional housing requirement is currently the subject of consultation on RSS14.
2036 - Boxworth Parish Meeting	Object	<p>Item 2</p> <p>To protect the varied character of the villages of South Cambridgeshire by ensuring the scale and location of development is in character... We would wish to add that developments beyond the village envelope could drastically affect the character of the village. For instance a 16 turbine windfarm would have an industrialising effect.</p> <p>Item 4</p> <p>The location of a windfarm here threatens biodiversity, as shown by consultee responses on bats birds, badgers and wildfowl. Access is not enhanced, as the turbines would tower over our bridleway to Contington</p> <p>Item 7</p> <p>To minimise loss of the country side. Area 1.5 x0.75 miles -many acres- threatened by the windfarm proposal</p>	<p>CS61 in the Energy section of the Core Strategy recognises that large wind farms would be likely to compromise the need to maintain the quality of the countryside. Proposals for wind farm are currently the subject of a planning application.</p>

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2044 - W A Fairhurst & Partners	Object	object to paragraph 2.8 (2), which does not comply with the CS2 objectives, and recommend it should not be included in the LDF. The 2000 units could be accommodated on sustainable brownfield land at Waterbeach Barracks, which can be made available for development as part of a larger masterplan for a new settlement.	Structure Plan Policy P9/2c includes the sites on the edge of Cambridge listed in paragraph 2.8 (2) of the preferred options report. They are appropriately included in the strategy, where as a new settlement at Waterbeach is not part of the strategy.	
2047 - W A Fairhurst & Partners 2048 - W A Fairhurst & Partners	Object	It should also refer to the ability of Waterbeach to provide housing post 2016.	Development of a new settlement at Waterbeach is not included in the Structure Plan strategy, or the Draft RSS14, as is not required in order to meet the housing requirements in South Cambridgeshire up to 2016 that the LDF is planning for.	
2587 - East of England Development Agency	Object	The Strategic Objectives and supporting text in policy CS2 should positively reflect the key role that the buoyant economy of Cambridge and its sub region plays in relation to the economic success of the region as a whole. South Cambridgeshire District Council is a key partner in securing the continued success of the Cambridge Sub region economy and consequently the East of England. The list of Strategy Objectives should explicitly outline the importance of the supporting infrastructure, and securing the necessary infrastructure package, and the role of Cambridgeshire Horizons in that process.	Agree new objectives required. A suitable objective was included in the economy objectives of the preferred options, that could be included as a strategic objective.	Include additional objectives: 'To support the Cambridge Area’s position as a world leader in research and technology based industries, higher education and development, particularly through the development and expansion of clusters.'
4223 - Cambridgeshire County Council	Object	The final bullet point of CS2 identifies the maximisation of previously developed land. Whether in CS2 or elsewhere in the Core Strategy, it would be helpful to identify the additional selection criteria for development in Structure Plan Policy P1/1 to reinforce the position that there is a sequence of development with criteria, and that development will only take place elsewhere if the development opportunities at the preferred locations have been exhausted.	Agree. While the development sequence in P1/1 is central to the proposed LDF strategy, the submission LDF must make clear reference to this sequence.	'To provide and enable provision of enhanced infrastructure to meet the needs of the expanded population.' Ensure the development sequence required in Structure Plan policy P1/1 is clearly stated in the LDF.

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4018 - Imperial War Museum	Object	The Policy does not acknowledge the importance of tourism facilities within the District. It is requested that a new sentence is added to the first objective to state "to support, protect and enhance tourism facilities within the District, by recognition of their importance to the local economy and cultural heritage".	Tourism is dealt with in the Strategic vision, under the broader goal of 'maintaining and improving the economy of the villages and the countryside.' This will be expanded upon in the Economy chapter, which will acknowledge the importance of the tourism industry.	Ensure the Economy chapter to acknowledge the importance of the Tourism industry to the economy of South Cambridgeshire.
3142 - CPRE Cambridgeshire	Object	While in overall support of this option we do not support the guided bus and would prefer a rail based transport system for strategic reasons.	The County Council are promoting the Guided Bus, which has been through public inquiry, where such issues will have been considered.	
3155 - McCann Homes Limited	Object	1. the plan should more specifically encourage appropriate development in rural locations. This may not necessarily be at high density but should reflect local character and surroundings. 2. the plan should recognise the need to support, retain and enhance local services and facilities in rural areas be the positive allocation of new housing and other development.	Most South Cambridgeshire villages are at the margins of sustainability when it comes to additional growth. The Rural Settlement policy permits a level of development appropriate to the size and availability of services. Development above a limited scale is likely to result in a disproportionate number of journeys. Policies will permit a level of development to meet local needs, but experience has shown limited or even modest levels of development do not provide significant additional support to village services.	
3505 - Anglian Water Services Ltd.	Object	The objectives assume some 900 houses at Chesterton Sidings in the framework period. This is only achievable if the adjacent sewage treatment works is relocated and if a comprehensive approach to the development of the whole of the Cambridge Northern Fringe (East) (CNF (East)) is agreed	900 houses can be accommodated on Chesterton Sidings. This is an allocation in Local Plan 2004 and subject to a separate Masterplan. A Plan monitor and manage approach will be utilised, and the strategy adapted if necessary if problems develop with the site.	
3561 - Stannifer	Object	South Cambridgeshire District will not meet its housing requirements, particularly in respect of the release of Green Belt sites and at Northstowe. Many large sites have significant infrastructure requirements.	The strategy for delivering the housing numbers detailed in the preferred options if the first choice for delivering the housing numbers required. It is premature to argue that the strategy cannot be delivered at this stage. A plan monitor and manage approach will be utilised, to monitor the delivery of housing numbers throughout the plan period, to ensure that requirements are met.	

3584 - GO-East

Object

The first bullet should reflect that development locations can have the potential to be served by other modes of transport than the motor car.

The final objective in the submission DPD should state that development will be located where there are OR WILL BE modes of transport available in addition to the motor car.

While we support the overall intentions underlying the fourth bullet, the requirement set out could be demanding and potentially onerous depending on the type and location of any particular development.

Consideration should be given in drafting the final objective for the submission DPD as to whether this requirement is reasonable and achievable in all instances (in particular what are the specific requirements to be achieved in new development that would meet the objective?)

As a vision of what the LDF is aiming to achieve, it would not be appropriate to insert 'or will be' modes of transport available in addition to the motor car unless there are guarantees that appropriate levels of public transport can be guaranteed.

In respect of achieving a net gain in biodiversity as a result of development, it is considered that this is a valid objective but that there may be some development sites where a net gain in biodiversity may not be possible. Nevertheless, an appropriate level of protection and provision will still be required, including the possibility of off-site enhancement.

Amend the final clause first bullet of the vision to read "which minimise the need to travel and where there are modes of transport available (OR THE PROVISION OF NEW SERVICES CAN BE GUARANTEED THROUGH THE PLANNING PROCESS) in addition to the motor car."

Amend the 4th bullet to read: "TO ENSURE THAT ANY NEW DEVELOPMENT RESULTS IN APPROPRIATE PROVISION FOR THE PROTECTION AND ENHANCEMENT OF NATIVE BIODIVERSITY"

3994 - Bidwells Property Consultants	Object	The Policy is based on flawed assumptions.	<p>In the objective to secure maximum use of brownfield land, consideration must still be made as to whether a development is sustainable. The Urban capacity does not survey all sites in all villages. In many smaller villages it would be unsustainable to permit development of unlimited scale simply because it was on previously developed land. It is necessary to maintain a settlement hierarchy that limits development in smaller villages. This ensures that development is of a sustainable scale taking account of village services and facilities. The strategy for delivering the housing numbers detailed in the preferred options is the first choice for delivering the housing numbers required. It is premature to argue that the strategy cannot be delivered at this stage. A plan monitor and manage approach will be utilised, to monitor the delivery of housing numbers throughout the plan period, to ensure that requirements are met.</p>	
4440 - Hallam Land Management Ltd	Object	<p>Structure Plan sets out a strategy for development in Cambridge Sub-Region. Bullet points in para 9.9 of structure plan include reference to importance of encouraging growth of high tech industries. CS2 fails to do this. Add additional bullet: To support the expansion of high tech clusters and knowledge based industries.</p>	<p>Agree that, reflecting the vision, an objective is needed relating to support for the expansion of high technology research and development clusters.</p>	<p>Include additional objective: 'To support the Cambridge Area's position as a world leader in research and technology based industries, higher education and research, particularly through the development and expansion of clusters.'</p>
4341 - Cambridgeshire County Council	Object	<p>The strategic objectives should include reference to climate change and reducing the impact of development on, or increasing its resilience to, climate change.</p>	<p>Whilst an objective was included in the preferred option for Natural Environment Objectives, this important issue could be included as a strategic objective, due to the wide range of issues that must be considered.</p>	<p>Include objective relating to the need to address climate change mitigation and adaptation issues.</p>
4343 - Cambridgeshire County Council	Object	<p>A strategic objective should be included to incorporate the need to support housing and employment opportunities which meet the needs of all sections of the community.</p>	<p>Supporting housing and employment opportunities are already central to the objectives of the Community Strategy, which the LDF will be aiming to implement.</p>	

4344 - Cambridgeshire County Council	Object	The strategic objectives should include, "To create developments which minimize the use of resources and maximize recycling and re-use of resources".	This objective is covered in the development principles.
4448 - RLW Estates	Object	An additional bullet point should be added to CS2 as follows: - to safeguard land for a sustainable new town at Waterbeach in the event that an additional strategy site is needed to meet housing requirements. The new town will make best use of previously-developed land and will be connected to Cambridge by high quality road and rail-based public transport systems.	Development of a new settlement at Waterbeach is not included in the Structure Plan, or the Draft RSS14, as is not required in order to meet the housing requirements in South Cambridgeshire up to 2016 that the LDF is planning for. Development of a new settlement should be pursued through the RSS review process, rather than the LDF.
4693 - Ashwell (Barton Road) Limited	Object	Paragraph 2.8 suggests these are to be the extensions and, coupled with the village policies, the overall assumption reached is that smaller non-strategic development on the edge of the City may not play a part. This assumption is challenged in the case of Barton Road North where there is scope for a sustainable non-strategic development.	Allocation of additional sites in the green belt on the edge of Cambridge is not required. The land promoted in this representation would require a significant release of green belt land in a sensitive location on the western approaches to Cambridge. This would be contrary to Structure Plan policy and unnecessary, as sufficient housing land has been identified for the plan period.

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4674 - Countryside Properties (Special Projects) Plc	<p>Object</p> <p>9,600 homes in the Rural Area will be accommodated by existing "commitments" and by further windfall development on unallocated land in villages, and in particular the Rural Centres. This means the Plan will enable a continued "pepper-potting" of new development across the rural area.</p> <p>The Council should have considered whether or not general tightening of policy in the Rural Centres and larger villages could lead to reduced levels of intensification, infill and village expansion, thereby more effectively reducing the adverse effects of sporadic rural development.</p> <p>The level of development that might otherwise have been accommodated by "pepper-potting" may then be redirected to the most sustainable location, which in our view is Cambourne.</p>	<p>The approach to rural centres is consistent with the Structure Plan. The rural settlement policies proposed permit a level of development appropriate to the size and availability of services. Development above a limited scale is likely to result in a disproportionate number of journeys. Policies will permit a level of development to meet local needs, and support recycling of previously developed land on a suitable scale. Policies are also proposed to protect the village environment from inappropriate development.</p> <p>A number of housing allocations have been 'rolled over' from Local Plan No. 2. Those allocations were subjected to detailed scrutiny by the Inspector who considered objections to Local Plan No. 2 who concluded that those allocations were an appropriate transitional arrangement whilst the Council prepares its next round of plans. Those allocations will allow development to continue until planning permission can be granted for the major developments at Northstowe, Cambridge East etc. Arguably they need not be shown in the LDF and are only included for completeness.</p>
4700 - Anglia Polytechnic University (Land North of Huntingdon Road, Girton)	<p>Object</p> <p>The Options Reports for the SCLDF are fundamentally flawed as they fail to take guidance set out in PPS12 into account and the documents do not clearly demonstrate that the housing requirements as set out in the adopted Cambridgeshire Structure Plan (2003) can be met. The ability of South Cambridgeshire to accommodate new housing, for the edge of Cambridge in particular, is questioned.</p>	<p>The strategy for delivering the housing numbers detailed in the preferred options is the first choice for delivering the housing numbers required. It is premature to argue that the strategy cannot be delivered at this stage. A plan monitor and manage approach will be utilised, to monitor the delivery of housing numbers throughout the plan period, to ensure that requirements are met.</p> <p>The Structure Plan proposes only 2,000 houses on the edge of Cambridge within South Cambridgeshire on land that is currently green belt. That number should be capable of being met at Newmarket Road and at Trumpington during the period to 2016.</p>

5187	Object	A new local bus service should be introduced to circulate Melbourn, Meldreth and Whaddon, returning via Kneesworth and linking up with Royston town bus service with connections to trains as well as for Tesco and Royston town centre, and should run between the hours of 7am to 10pm. This idea would detract from the regional policy of Cambridge being at the centre for access by public transport, however if we are to lessen the demand for cars in the future, then this is surely the way forward, if even the fares were to be subsidised.	The suitability of introducing new bus services will be addressed by the County Council in the new Local Transport Plan.
4800	Object	Policy 22 of RPG6 states that new development should be in Previously Established New Settlements. Bar Hill is the only 'Previously Established New Settlements'	RPG6 sets out a strong sequential preference, for focusing development on Cambridge, and the new town, in preference to villages. This is reflected in policy P1/1 of the Structure Plan, and the Strategy for the LDF. Previously established new settlements fall at the same level as rural centres in the hierarchy. In fact, in the draft RSS14, they are not listed separately. It is correct that locations at this level are tested for their relative sustainability, using the tests for designating Rural Centres. This is consistent with policy P1/1 of the Structure Plan.
6164 - NIAB	Object	The policy is wrong to imply targets, and, by implication, ceilings. To the extent that CS2 should be regarded as in any way qualified by the text which follows it, objection is made to its terms.	The approximation of housing numbers of the major housing sites is necessary in order to demonstrate how housing numbers will be achieved. These numbers are referred to as 'approximately', therefore they do not set a maximum at this stage.

5884	Object	Emerging LDF should be comparable with proposals within Cambridge City. The proposal in the City to remove land from within the Green Belt and promote extensive development north of Cabbage Moor should be reflected if it is intended to comply with CS2. Land adjoining the District/City boundary would be appropriate for removal from the Green Belt and allocated for development. This would facilitate development on the Great Shelford Camping and Caravan Club land.	Proposals for the Southern Fringe of Cambridge are dealt with in a separate Area Action Plan. In this area, the AAP is seeking to increase public access and complement development in the city, as opposed to proposing major built development. The allocation of this Green Belt site, even in the proposed rural centre of Great Shelford, would be contrary to the search sequence for housing sites detailed in policy P1/1 of the Structure Plan.
3828 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford) 6184 - Executors of the Late John Sheldrick 6183 - Executors of the Late John Sheldrick 5750 5759 6178 6177	Object	Brownfield sites adjoining village frameworks should be developed. Object to strategy that provides too little housing in villages	In the objective to secure maximum use of brownfield land, consideration must still be made as to whether a development is sustainable. In many smaller villages it would be unsustainable to permit development of unlimited scale simply because it was on previously developed land. It would also be inconsistent with the development sequence detailed in policy P1/1 of the Structure Plan, which details that in the rural area priority must be given to using previously developed sites within villages, then other sites within villages, and only then brownfield sites outside villages. As sufficient land has been identified to meet the housing requirement through sites further up the sequence, there is no need to allocate land outside village frameworks for development.
6603 6607 6596 6600 - J W Burgess & Son	Object	Public participation is greater at 'local plan level' than structure plan or regional level. Hence to increase democracy the LDF should be able to develop its own requirements for settlement policy.	The RPG and the Structure Plan were subject to public participation, and independent Enquiry in Public. The LDF must be in conformity with the RPG and the Structure Plan.

6190 - Gallagher Longstanton Ltd	Object	Principle of new town at the location outlined in sixth bullet point is welcomed. Requirement for the new town to be "close to, but separate from, the villages of Longstanton/Oakington" does not represent an accurate reflection of policy objectives. The bullet point should more closely reflect strategic aims outlined in the Cambridgeshire and Peterborough Structure Plan (2003). A revised wording if bullet point six is suggested (see main text).	The Structure Plan requires green separation of Northstowe from Oakington/Longstanton, therefore by definition the settlements must remain separate.
4901 - Cambridgeshire Recycling	Object	It is not realistic or desirable to propose completely separate developments as implied.	Agree a re-write is needed to offer a degree of flexibility where development sites themselves may not be able to provide biodiversity gain. However, it makes it clear that an appropriate level of protection and enhancement provision shall be required. Whether this is on or off-site should be determined on a case-by-case basis. The re-written text meets with the draft PPS9 Key Principles i, ii, vi & vii.
5219		The promotion of compact development forms (described in P1/3 Structure Plan) could be viewed as a strategic objective that will help underpin the development strategy for the Sub-region and might be included in CS2.	Replace 4th Bullet as follows:“To ensure that any new development results in appropriate provision for the protection and enhancement of native biodiversity in order to contribute towards biodiversity gain, whilst having regard to the site’s current biodiversity value. Opportunities for increased access to the countryside and enjoyment of biodiversity should be viewed as integral requirements of new development.”
5251 - Cambridge Joinery Ltd		Bullet 4 is unrealistic to expect to ensure "any" new development will result in a net gain in biodiversity and enhanced access to the countryside. Some forms of new development, some locations and some very small scale developments cannot be reasonably expected to meet these expectations. The bullet point should be amended to say "where appropriate, subject to form, location and scale, new development should result in an overall net gain."	
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6133 - Martin Grant Homes Ltd 6093 - Martin Grant Homes Ltd 6094 - Centex Strategic Land 6132 - Harcourt Developments Ltd.	Object More development should be permitted at rural centres. LDF should be prepared in accordance with emerging RSS14 rather than Structure Plan, as housing requirement to 2021 is greater. Over reliance of a few strategic sites is to inflexible.	Draft RSS14 rolls forward the Structure Plan to 2016, with an additional requirement to 2021. The LDF covers the period up to 2016, providing for an annual rate of housing development similar to that required by RSS14. Allocation of additional land in rural centres is not required, as demonstrated in the land supply calculations included in the preferred options report. This includes Cambridge, where additional housing can be accommodated within existing settlement boundaries. The focus on strategic locations for major housing development is required by the development sequence in RPG6, and the Structure Plan.
869 - The National Trust	Support Would like to add a further comment to that I have just submitted :- To ensure that new development is truly sustainable the Trust would like to see reference to a strategic objective of ensuring access to properly managed greenspace.	Bullet point 2 provides for the protection for green spaces, and bullet 4 improved access to the countryside.
1115	Support But - disagree that any new developments on the outskirts of Cambridge, which is essentially a rural city, would 'enhance' the area, either visually or operationally. More sprawl equates to more congestion and more dis-incentive to those outside the city from using its commercial services and amenities.	Support noted. RPG6 sets out a strong sequential preference, for focusing development on Cambridge, and the new town, in preference to villages. This is reflected in policy P1/1 of the Structure Plan, and the Strategy for the LDF.

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3648 - Histon & Impington Parish Councils 2745	Support	Support for various objectives listed in the preferred option.	Support noted.	
5127 - Ramblers' Association Cambridge Group 1287 - British Horse Society (Cambridgeshire) 2570 - FPDSavills 5546 2497 - Network Rail Infrastructure Ltd 2629 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough 3849 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford) 3858 - The Woodland Trust 4660 - Grantchester Parish Council 6077 - Network Rail 5448 - Trumpington Meadows Land Company (TMLC proposed Monsanto Site) 5158 - Laing Homes North Thames 6181 - Executors of the Late John Sheldrick 5743 6175 6452 - The Countryside Agency 4555 - Bayer CropScience Ltd 1657 - The Marshall Group	Support	These objectives should emphasise opportunities for existing communities in South Cambridgeshire whom as part of the sub regional growth area will be able access new and improved local services, new public transport, housing, and employment contributing to the long term sustainability of South Cambridgeshire and the sub region.		
3348 - English Partnerships	Support			New objectives proposed will further emphasise potential local improvements.

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3939 - English Nature, Bedfordshire and Cambridgeshire Team	Support	English Nature supports the preferred approach taken in CS2, as it establishes a set of objectives helping achieve a more sustainable approach to development throughout the District. We particularly support bullet point 4. The term 'biodiversity' should be clarified to 'native biodiversity' avoiding confusion with non-native species which do not need protection or enhancement and are not listed in the UK Biodiversity Action Plan. We support proposals for improvements in biodiversity, and would include habitat management, restoration and creation. We would wish that the LDF recognises the significant biodiversity resource of County Wildlife Sites, together with statutorily designated sites.	Agree that the focus should be on protecting and enhancing native biodiversity.	Amend 4th bullet: '...an overall net gain in NATIVE biodiversity...'
868 - The National Trust 3772 - English Heritage	Support	Include a reference to new development responding to and protecting environmental qualities, and the landscape.	Agree the importance to taking account of the character of the landscape, but an amendment should be made to the 3rd bullet point.	Amend 3rd bullet: '...protects cherished townscape assets of local urban design and conservation importance, AND CHARACTER OF THE LANDSCAPE.'
5528 - The Fairfield Partnership	Support	Support CS2 on the basis that there will be equality of separation to Longstanton and Oakington in the new settlement at Northstowe and that in accordance with the definition of previously developed land in Annex C of PPG3; The definition includes defence buildings, but in relation to the curtilage does not mean that the whole area of the curtilage should therefore be redeveloped.	General support noted. The sites and green separation issues for Northstowe are covered by the Northstowe Area Action Plan.	

Decision on CS2 Strategic Objectives - Preferred Approach

Develop the preferred approach into a policy in the Core Strategy, as modified.

CS3 Village Frameworks - Preferred Approach

<p>1037 (Land to the Rear of former Castle Camps Public House, High Street, Castle Camps)</p>	<p>Object</p>	<p>That the rear area of previous car park area serving the former Castle Camps public house at Camps Castle, Castle Camps, Cambs be included in the village framework. Existing development exists to the rear boundary line on both adjacent parcels of land.</p>	<p>This site (within the framework) is currently undergoing conversion to residential development. The former pub car park to the rear is outside the framework. The framework should remain tight to the buildings, given the open nature of the land to the countryside to the rear of the site.</p>
<p>2026 - Boxworth Parish Meeting</p>	<p>Object</p>	<p>Para 2.11 There is a need to point out that the demarcation of a village framework is not simply a policy tool to separate policies for built up areas from policies for the countryside. Developments in the countryside, even those associated with agriculture can impinge upon the character of the village itself, in conflict with policies applying "internally" to the village. Large windfarms certainly can.</p>	<p>The Framework is a tool for defining the built up area of villages. All development will be subject to development principles policies, and other policies in the plan where relevant.</p>
<p>6543 - Bayer CropScience Ltd</p>	<p>Object</p>	<p>Seeking redevelopment of Bayer Cropscience factory at Hauxton for mixed use development.</p>	<p>Allocating sites for residential development adjoining group villages on sites currently outside the village framework would be contrary to the search sequence detailed in Policy P1/1 of the Structure Plan, even as part of a mixed-use site. Any future reuse of the site would be considered under other policies in the plan.</p>

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3197 (Land West of Cambourne)	<p>Object</p> <p>The Objection relates to the failure of the LDD to make provision for significant growth of Cambourne in the context of:</p> <ul style="list-style-type: none"> - Making a more efficient use of land within the confines of the approved Master Plan - Providing for the enlargement of the urban form to create a fourth neighbourhood area. <p>Such a scale of planned growth will enable Cambourne to be provided with a Secondary School; enhanced facilities within Cambourne, including quality public transport services.</p>	<p>The search sequence detailed in Structure Plan Policy P1/1 provides for a limited proportion of the overall development to take place in identified rural centres. The Cambridgeshire Structure Plan identifies Cambridge and Northstowe as the most sustainable location for 10,400 additional dwellings.</p> <p>When considering the capacity of the rural area, the Structure Plan sets out a sequential approach to site selection: first to look for brownfield sites within settlements, then other sites within settlements, and only then on the periphery of settlements giving priority to previously developed sites. Land supply calculations, including consideration of windfall potential through sites within the village framework through the urban capacity study, demonstrates that allocation of additional land outside rural centres is not required. This includes Cambourne, where additional housing can be accommodated within existing settlement boundaries.</p>
2844 - CLIFF WALSHINGHAM & COMPANY	<p>Object</p> <p>The concept of a village framework should be extended in the Group Villages, to include suitable sites for limited development by way of rounding-off.</p>	<p>Expansion of Cambourne is examined in the Rural Centres Preferred Options Report. Large scale expansion would completely alter the character of the settlement, and create significant problems for service provision.</p> <p>Village frameworks in South Cambridgeshire have been defined in the local plan, and refined in the recent local plan review. A full review of frameworks at this stage is unnecessary. 'Rounding off' must be considered on a case by case basis, as it would be inappropriate to include large areas of land within frameworks that do not relate to the built up area of the village.</p>

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2027 - Boxworth Parish Meeting 6453 - The Countryside Agency	Object	Concerns about definition of uses permitted in the countryside.	Agree that the policy should reflect PPS7, which was published after the preferred options were published for consultation. Other uses which need to be located in the countryside will be detailed in other policies in the plan, including the employment and housing chapter.	
3774 - English Heritage	Object	Part 2, amend to '...landscape, ecological and historic importance'	Agree	Amend part 2 of preferred option: The development would be sensitive to the character of the village, local features of landscape, ecological or historic importance and...
5309 (Land at Preist Lane, Willingham)	Object	Care is needed to define settlement boundaries in a logical and reasonable way, given the national policy impetus to make the most efficient use of land, especially previously developed land, in providing for new development. Amend village framework to include land at Priest Lane, Willingham.	Village frameworks have been drawn consistently tightly to the established built up area of the village. The village framework currently defines a clear edge to the settlement. The inclusion of the land within the village framework would lead to an intensification of development, contrary to the open character of this area.	
5652 (Land NW of 7 Primrose Walk, Little Gransden) 5653 (Land NW of 7 Primrose Walk, Little Gransden)	Object	Seeking an extension of the western boundary of the village framework at Little Gransden by one housing plot.	Village frameworks have been drawn consistently tightly to the established built up area of the village. The inclusion of the land within the village framework would lead to an intensification of development, contrary to the open character of this area.	
4282 (Land adjacent to Clive Hall Drive, Longstanton)	Object	Seeking a minor amendemnt to Longstanton village framework, on land adjacent to Clive Hall Drive. The land in question related to the existing built up area of longstanton and not the proposed green belt or green separation areabeyond the existing mature hedge. The parcel of land would have no impact on green belt or green separation between longstanton and proposed new town of Northstowe.	This site has previously been considered for inclusion within the village framework by the Local Plan Inquiry Inspector and rejected.	

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<p>4326 (Land adjacent to 66 Station Road, Over) 4378 (Land adjacent to 66 Station Road, Over)</p>	<p>Object Object to the non-inclusion of land adjacent to High Piece Crescent, Over within the Village Framework.</p>	<p>Village frameworks have been drawn consistently tightly to the established built up area of the village. The village framework currently defines a clear edge to the settlement. The inclusion of the land within the village framework would lead to development detrimental to the character of this wooded area.</p>
<p>4329 (Land to rear of Hatton Farm, Brewers Close, Longstanton)</p>	<p>Object Land between the south western boundary of the golf course and the residential area of Ladywalk and Prentice Close should be included within the Village Framework.</p>	<p>This land falls within the proposed site area for Northstowe, as proposed in NS1-NS3, and future uses will be considered in the Northstowe Area Action Plan.</p>
<p>4882 - Cambs County Council Property & Procurement Department (Land between South End and Spring Lane, Bassingbourn)</p>	<p>Object Bassingbourn while discounted from being a Rural Centre could sustain a level of development given its overall size and nature. A logical expansion of the village in this site would allow for development on the appropriate scale coming forward.</p>	<p>The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and a hierarchy for its location. Detailed examination of housing land supply information shows that at the Rural Centres there is scope to more than meet the outstanding housing numbers at Cambourne through increased densities on the remaining land. Therefore, there is no need to allocate more greenfield sites on the edge of any other Rural Centre or lower order village. Village frameworks have been drawn consistently tightly to the established built up area of the village. The inclusion of the land within the village framework would lead to an intensification of development, contrary to the open character of this area.</p>

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6568 6583 6588 2856 - Januarys 3158 - McCann Homes Limited 6547 - Cambs County Council Property & Procurement Department 6556 6571 - P B Moore & Sons 6572 - Persimmon Homes (East Midlands) Ltd 6576 - Stamford Homes Ltd 6585 6587 6564 6562 - Lighthouse Developments 6579 - Westbury Homes Ltd	Object To achieve number of windfalls and the overall housing numbers required, frameworks will need to be changed.	The urban capacity study indicates the number of windfalls that can be achieved in the plan period up to 2016 from various types of land within the Local Plan 2004 village framework boundaries. It is not necessary to adjust frameworks specifically to achieve this aspect of the land supply calculations.
5278 (Land behind 69-71 Willingham Road Over) 5279 (Land behind 69-71 Willingham Road Over)	Object Care is needed to define settlement boundaries in a logical and reasonable way. Whilst the village frameworks have been "defined and refined" in two Local Plans, there are still situations where the boundary is illogical and unreasonable and needs to be amended. Amend the village framework at Willingham Road, Over.	Village frameworks have been drawn consistently tightly to the established built up area of the village. The village framework follows the curtilage of number 67 and a tree/hedge boundary. Land beyond this better relates to countryside and therefore, the village framework should not be amended.
4823 - Cambs County Council Property & Procurement Department (Land South of Walnut Farm, Landbeach)	Object Infill development in gaps on built-up frontages will be allowed in infill villages (according to CS8). To this end we hope the village frameworks will be reassessed, to ensure that logical sites will not be excluded from villages. For example this site, which forms an integral part of Landbeach and is separated from the countryside by a clear boundary.	The land is within the Green Belt and a significant amendment to the Green Belt boundary would be contrary to the strategy, which proposes to only make significant amendments at the major development locations on the edge of Cambridge, and at Northstowe. Village frameworks have been drawn consistently tightly to the established built up area of the village. It is not considered appropriate to amend the village framework to include farm buildings as farms are a countryside use and do not constitute previously developed land according to the definition in PPG3.

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4675 - Countryside Properties (Special Projects) Plc	Object	The Council should have considered whether or not general tightening of policy in the Rural Centres and larger villages could lead to reduced levels of intensification, infill and village expansion, thereby more effectively reducing the adverse effects of sporadic rural development.	The frameworks reflect the nature of the villages. Reducing the number of villages covered by frameworks could restrict appropriate development to meet local needs.
Alternative option for CS3:		Instead of maintaining Village Frameworks as existing, consider the option of reducing the number of settlements covered by these designations, tightening the definition of the built-up areas, or tightening the criteria of the policy itself to reduce the scale of sporadic development in the countryside.	
4704 - Anglia Polytechnic University (Land North of Huntingdon Road, Girton)	Object	Land north of Huntingdon Road and to the west of Whitehouse Lane, Cambridge, does not serve the purposes of including land within the Green Belt, and therefore this designation should be removed from this site. The land should be allocated for residential development in order to contribute towards the requirements for a significant level of housing on the edge of Cambridge, in accordance with the Adopted Structure Plan.	This land falls within the wider area known as North West Cambridge, identified as land "between Huntingdon Road and Histon Road in Structure Plan Policy P9/2c, for housing and mixed-use development. Future development in this area will be the subject of an Area Action Plan at a later date.
5229 (Land at rear of 138 Hinton Way, Great Shelford)	Object	Part of garden of 138 Hinton Way is in Green Belt and part within village framework. Move green belt boundary level with adjacent gardens.	Village frameworks have been drawn consistently tightly to the established built up area of the village. It is not the intention that village frameworks will form neat lines across the backs of rows of properties. At Hinton Way the framework closely follows the edge of the rear gardens to the properties and features on the ground. There is no reason to remove land from the Green Belt in order to straighten the framework and create a neat line.

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4804 (Land between 63 and 71 Spring Lane, Bassingbourn)	Object	A slight alteration to the development framework of Bassingbourn is suggested for the sake of consistency with the adjacent line.	Village frameworks have been drawn consistently tightly to the established built up area of the village. The inclusion of the land within the village framework would lead to an intensification of development, contrary to the wooded character of this area.	
4820 - Cambs County Council Property & Procurement Department (Land in front of The Windmill School, Fulbourn)	Object	Fulbourn is identified as a Rural Centre, which allows for larger forms of development. The Windmill School will close in 2006, and will become a brownfield site adjacent to existing residential development within Fulbourn. This site should be redeveloped.	The land is within Special Policy Area Fulbourn 1 which guides any future redevelopment of the site.	Roll forward Local Plan 2004 Policy Fulbourn 1.
5241 (Land at 90 High Street, Meldreth) 5242 (Land at 90 High Street, Meldreth)	Object	Land behind 90 High Street, Meldreth and west of the Mel should be included in the village framework as it is previously developed land.	Village frameworks have been drawn consistently tightly to the established built up area of the village. The inclusion of the land within the village framework would lead to an intensification of development, contrary to the character of this area, adjacent to the Conservation Area and Protected Village Amenity Area. Land adjoining this site has previously been considered for inclusion within the village framework by the Local Plan Inquiry Inspector and rejected.	
5247 (Rolph Land at Toft Lane, Great Wilbraham) 5248 (Rolph Land at Toft Lane, Great Wilbraham) 4813 (Barraclough land at Toft Lane, Great Wilbraham)	Object	Site at Toft Lane, Great Wilbraham should be included in the Village Framework.	Village frameworks have been drawn consistently tightly to the established built up area of the village. The inclusion of the land within the village framework would lead to an intensification of development, contrary to the open character of this area.	

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4892 (Land East of Frogge Street, Ickleton)	<p>The owners proposal is to create a wildlife sanctuary on the majority of the site, with suitable residential development serviced via service road with two access points to the Frogge Street highway along the roadside frontage.</p> <p>Overs are a family trust with strong local connections, and wish to safeguard the wildlife aspect to this property, but appropriate residential development along the frontage suitably screened by retaining the existing roadside hedge is considered appropriate in the circumstances.</p>	<p>The development strategy (emanating from RPG66 and the Structure Plan) clearly sets out future levels of housing growth and a hierarchy for its location. Detailed examination of housing land supply information shows that at the Rural Centres there is scope to more than meet the outstanding housing numbers at Cambourne through increased densities on the remaining land. Therefore, there is no need to allocate more greenfield sites on the edge of any other Rural Centre or lower order village. Village frameworks have been drawn consistently tightly to the established built up area of the village. The inclusion of the land within the village framework would lead to an intensification of development, contrary to the character of this area.</p>	<p>Amend the village framework to include the whole building, but do not include the remainder of the site.</p>
5253 - Cambridge Joinery Ltd (Land at 23 Fen End, Over)	<p>Amend the village framework at Fen End, Over.</p>	<p>Village frameworks have been drawn consistently tightly to the established built up area of the village. However, in this instance the village framework currently cuts through middle of a building and should be amended to include the whole building. The rest of the site is open and better reflects the open countryside and should remain outside the village framework.</p>	<p>Amend the village framework to include the whole building, but do not include the remainder of the site.</p>
4898 - Cambs County Council Property & Procurement Department (Land West of Butts Lane, Fowlmere)	<p>Within Group Villages such as Fowlmere there should be scope to review Village Frameworks, such as at this site.</p>	<p>This site has previously been considered for inclusion within the village framework by the Local Plan Inquiry Inspector and rejected.</p>	<p>Amend the village framework to include the whole building, but do not include the remainder of the site.</p>

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6544 - Cambridge Joinery Ltd	Object	Village frameworks should be reviewed, rather than just carried forward.	Village frameworks in South Cambridgeshire have been defined in the local plan, and refined in the recent local plan review. A full review of frameworks at this stage is unnecessary.
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6570 - Munro Group Ltd			
6569 - Munro Group Ltd			
6584			
6586			
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6559 - Humo Holdings			
6563			
6561 - Lighthouse Developments			
6554	Object	Object to the policy as drafted, which will allow few opportunities for the limited growth of appropriate settlements which are not identified as Rural Centres. Suggest that a thorough review of all village frameworks be made to allow for limited alterations for residential development.	The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. Beneath Rural Centres, the Structure Plan P5/5 allows for small-scale housing development in villages taking into account the need for affordable housing, village character and the level of jobs and services etc. The smaller villages tend to have a limited range of facilities and services, which makes it necessary for people to travel outside the village for most of their daily needs. It would be unsustainable to allow large developments in these villages and generate a disproportionate number of additional journeys. Therefore the non Rural Centre villages have been subdivided into two groups, to reflect the level of infill development that should be permissible compatible with its location, to meet local needs, make best use of previously developed land and support local services and facilities. This is an approach that was scrutinised and updated during the preparation of Local Plan 2004.

6565

Object

The restrictive policy on village framework extensions will result in continual and progressive decline of local facilities.

Small amounts of infilling are permitted, appropriate to their location, in order to meet local needs, make best use of previously developed land and support local services and facilities. However, the smaller villages tend to have a very limited range of facilities and services, which makes it necessary for people to travel outside the village for most of their daily needs. It would be unsustainable to allow large developments in these villages and generate a disproportionate number of additional journeys. The approach for Group and Infill Villages was scrutinised and updated during the preparation of Local Plan 2004.

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Object	Object	Framework should be amended and utilised for housing development in proposed infill village.	Allocating sites for residential development adjoining infill villages on sites currently outside the village framework would be contrary to the search sequence detailed in Policy P1/1 of the Structure Plan.
1597 - Weston Colville Parish Council			
1024 (Land at The Close, Meldreth Road, Whaddon)			
5377 (Land East of 32 Streetly End, Streetly End)			
5380 (Land East of 32 Streetly End, Streetly End)			
6622 (Village Framework alteration in West Caxton)			
5779 (Village Framework alteration in South Caxton)			
2961			
4873 - Taylor Woodrow Developments Ltd (Land North of Meldreth Road, Shepreth)			
5777 - Cambs County Council Property & Procurement Department (Pickering Farm, Church Street, Whaddon)			
4812 - Cambs County Council Property & Procurement Department (Land South of Recreation Ground, Lillington)			
5812 - P B Moore & Sons (Land at Manor Farm, Graveley)			
4280 - Tebbit & Son			
6522 - Henry H Bletsoe & Son (Land between Caxton Depot and Caxton, Ermine Street, Caxton)			
6624 (Land north of Church Farm, Church Lane, Arrington)			
6061 (Land at Church Farm, Church Lane, Arrington)			
6064 (Land at Church Farm, Church Lane, Arrington)			
6625 (Land north of Church Farm, Church Lane, Arrington)			

Most South Cambridgeshire villages are at the margins of sustainability when it comes to additional growth. The rural settlement policy permits a level of development appropriate to the size and availability of services. In particular within infill villages, development is limited to upto 2 dwellings, due to the very limited level of services and facilities available. It would be unsustainable to allocate sites due to the disproportionate number of additional journeys this would create.

The suitability of smaller villages for development was explored and dismissed by the Inspector who considered objections to Local Plan No. 2. Planning policy is now less permissive of development in small villages and therefore no change would be appropriate.

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<p>4903 - Cambridgeshire Recycling 6185 - Executors of the Late John Sheldrick 5761 6180 4556 - Bayer CropScience Ltd</p>	<p>Object</p>	<p>Does not address where brownfield sites do not fall neatly into frameworks.</p>	<p>The search sequence detailed in Structure Plan Policy P1/1 provides for a limited proportion of the overall development to take place in identified Rural Centres. In identifying sites, P1/1 requires first to look for brownfield sites within settlements, then other sites within settlements, and only then on the periphery of settlements giving priority to previously developed sites. Development of large sites outside smaller villages, even brownfield sites, would result in disproportionate numbers of journeys, and result in unsustainable development.</p>
<p>5784 - Stamford Homes Ltd (Land at New Road, Over)</p>	<p>Object</p>	<p>It is considered that small-scale reviews and alterations to the village framework boundaries should be made. Village Framework should be reviewed at Over.</p>	<p>Frameworks have been drawn tightly to reflect the built up area of the villages, and protect the countryside. Village frameworks have been drawn consistently tightly to the established built up area of the village. The village framework currently defines a clear edge to the settlement. The inclusion of the land within the village framework would lead to development detrimental to the open character of this area.</p>

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5776 - Cambs County Council Property & Procurement Department (Caxton Depot, Ermine Street, Caxton)	Object	Object to the policy as drafted, which will allow few opportunities for the limited growth of appropriate other settlements. Suggest that a thorough review of all village frameworks be made to allow for limited alterations for residential development. A potential extension to the village framework of Caxton is identified which if partly developed for housing purposes could provide an enhancement to the edge of the village at its interface with the open countryside and provide an element of affordable housing for the village.	The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and a hierarchy for its location. Detailed examination of housing land supply information shows that at the Rural Centres there is scope to more than meet the outstanding housing numbers at Cambourne through increased densities on the remaining land. Therefore, there is no need to allocate more greenfield sites on the edge of any other Rural Centre or lower order village. Village frameworks have been drawn consistently tightly to the established built up area of the village. The land is removed from the village in a rural setting. The inclusion of the land within the village framework would lead to an intensification of development, contrary to the character of this area.	
5919 (80a High Street, Meldreth) 5924 (80a High Street, Meldreth)	Object	Amend the village framework at Meldreth to include 80a High Street.	Agree, the property should be included within the village framework.	Amend the village framework at Meldreth to include 80a High Street.
1238 (60 The Moor, Melbourn, Nr Royston, Herts) 5980 (Land behind 46 - 56 The Moor, Melbourn) 6009 - The Fairey Family (Land at The Grip, Hadstock Road Linton) 6008 - The Fairey Family (Land at Orbells, Horseheath Road, Linton) 6007 - The Fairey Family (Land at Chalklands, Kynes Meadow, Linton) 6010 - The Fairey Family (Land at Long Lane, Linton) 6006 - The Fairey Family (Land at Webbs, Balsham Road, Linton)	Object	Propose that sites adjoining village frameworks, in Linton and Meldreth, should be included within village framework as they are suitable for housing development.	Allocating sites for residential development adjoining group villages on sites currently outside the village framework would be contrary to the search sequence detailed in Policy P1/1 of the Structure Plan. Most South Cambridgeshire villages are at the margins of sustainability when it comes to additional growth. The rural settlement policy permits a level of development appropriate to the size and availability of services. In particular within group villages, a slightly larger scale of development is permitted than infill villages, due to the services available. It would be unsustainable to allocate large sites due to the disproportionate number of additional journeys this would create.	

Farm buildings are not classified as previously developed land in the definition contained in PPG3. They are directly associated with countryside uses, so should be governed by policies that relate to the countryside. Only in cases where they are directly related to the built up area of the village have they been included within the framework.

In relation to village frameworks the text states, 'buildings associated with countryside uses (e.g. farm buildings) are not normally included in the framework.' Bearing in mind the stated function of the village framework is to define 'the present extent of the built up area' it is invidious to exclude farm buildings from the village framework just because they happen to be (or have been) farm buildings.

This site is at an infill village, and is currently in the green belt. PPG2 states that the Green Belt, once approved, should only be altered in exceptional circumstances. The land continues to meet the purposes of the greenbelt, and should remain outside the village framework.

Our client's land, as shown on the attached plan should be included within the Village Framework. The site does not project into the open countryside, nor would it be very visible owing to the fact there is residential development on two sides of the site. The site has good cycling links to Cambridge and is near to the park and ride. Also refer to representations to CS1 and CS19.

Village frameworks have been drawn consistently tightly to the established built up area of the village. The village framework currently defines a clear edge to the settlement. The inclusion of the land within the village framework would lead to an intensification of development, contrary to the open character of this area.

Object to the policy as drafted, which will allow few opportunities for the limited growth of appropriate "other" settlements which are not identified as rural centres. Suggest that thorough review of all village frameworks be made for limited alterations for residential development. A potential site to be included within the village framework is identified at Station Road, Willingham.

5885 - D H Barford & Co
Object

6116 (Land off Church Road, Stow-cum-Quy)
Object

5850 (Land South of 77-91 Station Road, Willingham)
Object

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4895 (Land West of Station Road, Fulbourn)	Object	The search sequence detailed in Structure Plan Policy P1/1 provides for a limited proportion of the overall development to take place in identified rural centres. In identifying sites, it requires first to look for brownfield sites within settlements, then other sites within settlements, and only then on the periphery of settlements giving priority to previously developed sites.
4690 (Land West of Station Road, Fulbourn)	Sites listed should be allocated for housing development in rural centres, and village framework changed.	Land supply calculations, including consideration of windfall potential through sites within the village framework through the urban capacity study, demonstrates that allocation of additional land outside rural centres is not required. This includes Cambourne, where additional housing can be accommodated within existing settlement boundaries.
5386 (Land behind 3-7 Dogget Lane, Fulbourn)		The urban capacity study demonstrates that a significant number of dwellings will come forward during the plan period from windfall development. This will provide development of a scale appropriate to the location, and contribute to meeting the needs of those communities.
5396 (Land behind 3-7 Dogget Lane, Fulbourn)		
5404 (Land behind 3-7 Dogget Lane, Fulbourn)		
5412 (Land behind 3-7 Dogget Lane, Fulbourn)		
5363 (9 Dogget Lane, Fulbourn)		
5856 (Land North of Court Meadows House, Balsham Road, Fulbourn)		
5863 (Land North of Court Meadows House, Balsham Road, Fulbourn)		
3484 (Land West of Station Road, Fulbourn)		
4911 - Cambs County Council Property & Procurement Department (Land South of Manor Park, Histon)		
6412 (Land West of Station Road, Fulbourn)		
5698 - Freshwater Estates Ltd. (Land at 41 Mill Lane, Sawston)		
5957 - D H Barford & Co	Object	Housing policies on development in the countryside will be included in the LDF, providing further detail on what constitutes appropriate countryside uses. The third criteria is necessary to ensure sustainable development, and considerations will include the scale and nature of the development in relation to the infrastructure available.
	Overlooks general presumption in favour of replacement living accommodation in the countryside; extensions to existing residential properties and development associated with existing businesses in the countryside. The third criteria 'the village has the necessary infrastructure capacity to support the development' is vague. For example what if the village does not have a school?	

5689 (Land South of Clay Close Lane, Impington)	Object	The search sequence detailed in Structure Plan Policy P1/1 provides for a limited proportion of the overall development to take place in identified rural centres. In identifying sites, it requires first to look for brownfield sites within settlements, then other sites within settlements, and only then on the periphery of settlements giving priority to previously developed sites. Land supply calculations, including consideration of windfall potential through sites within the village framework through the urban capacity study, demonstrates that allocation of additional land outside rural centres is not required. This includes Cambourne, where additional housing can be accommodated within existing settlement boundaries. The urban capacity study demonstrates that a significant number of dwellings will come forward during the plan period from windfall development. This will provide development of a scale appropriate to the location, and contribute to meeting the needs of those communities.
5790 (Land at Gog Magog Way, Stapleford)	Site should be allocated for housing development in proposed rural centres, and village framework changed. Sites proposed are also currently in the Green Belt.	
5789 (Land at Mingle Lane and Hinton Way, Great Shelford)		
5813 (Large site at Mingle Lane and Hinton Way, Great Shelford)		
5900 (Land East of Hinton Way, Great Shelford)		
5816 (Large site at Mingle Lane and Hinton Way, Great Shelford)		
5940 (Land at Home End, Fulbourn)		
5007 (Land North of Clay Close Lane, Impington)		
5986 (Dean Grove, Sawston)		
6549	Object	The Green Belt is an additional consideration. Preferred Option CS10 is to retain the boundaries as shown in Local Plan 2004 other than required in Area Action Plans.
6545 - Cambridge Joinery Ltd	Criteria 1 is too subjective, and could be unreasonably restrictive.	This principle has been part of settlement policy in both South Cambridgeshire Local Plans. It is crucial for the consideration of development proposals and the protection of village environments.
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Object	Framework should be amended and site allocated for housing development in proposed group village. Sites are currently in the Green Belt.	Allocating sites for residential development adjoining group villages on sites currently outside the village framework would be contrary to the search sequence detailed in Policy P1/1 of the Structure Plan. Most South Cambridgeshire villages are at the margins of sustainability when it comes to additional growth. The rural settlement policy permits a level of development appropriate to the size and availability of services. In particular within group villages, a slightly larger scale of development is permitted than in-fill villages, due to the services available. It would be unsustainable to allocate large sites due to the disproportionate number of additional journeys this would create.
5054 - Whittlesford Parish Council (Land North of Church Lane, Whittlesford)		
21 (Land between 108 & 122 Histon Road, Cottenham)		
4335 (South along Histon Road, Cottenham)		
4381 (South along Histon Road, Cottenham)		
5423 (Land at Town End, Duck End, Girton)		
5432 (Land at Town End, Duck End, Girton)		
5518 (Land East of 198 Barton Road, Comberton)		
5519 (Land East of 198 Barton Road, Comberton)		
5668 (Land North of Whittlesford Bridge)		
6614 (Land South of Cottenham, Histon Road, Cottenham)		
5841 (Land North of Histon Road, Cottenham)		
5968 (Land North of Girton Farm, Oakington Road, Girton)		
6615 (Land South of Girton Farm, Oakington Road, Girton)		
2053 - The Royal Eastern Counties Schools Limited (Land West of the High Street, Girton)		
4516 - Christ's College (Land between Oakington Road and Histon Road, Cottenham)		
4522 - Chancellor, Masters & Scholars of the University of Cambridge (Land North of Woodlands Park and West of High Street, Girton)		
4816 - Cambs County Council		

Property & Procurement Department (Land next to Oakington Primary School, Oakington)
 5010 (Land behind 38 Histon Road Cottenham)
 6146 - The W Scambler Trust (Land North of Warrington Farm, Dry Drayton)
 6074 - Munro Group Ltd (Land North of Cambridge Road, Waterbeach)
 6347 - Munro Group Ltd (Land between Bannold Road/Burgess Road, Waterbeach)
 6629 - The English Courtyard Association (2nd Village Framework change proposed by English Courtyard Assoc. Whittlesford)
 5745 - The English Courtyard Association (Village Framework change proposed by English Courtyard Assoc. Whittlesford)
 6186 (Land North of Girton Farm, Oakington Road, Girton)
 6617 (Land South of Girton Farm, Oakington Road, Girton)

Object	Framework should be amended and utilised for housing development in proposed group village	Allocating sites for residential development adjoining group villages on sites currently outside the village framework would be contrary to the search sequence detailed in Policy P1/1 of the Structure Plan. The Urban Capacity Study demonstrates sufficient land available further up the search sequence for sites. Most South Cambridgeshire villages are at the margins of sustainability when it comes to additional growth. The rural settlement policy permits a level of development appropriate to the size and availability of services. In particular within group villages, a slightly larger scale of development is permitted than infill villages, due to the services available. It would be unsustainable to allocate large sites due to the disproportionate number of additional journeys this would create.
5733 - Bassingbourn cum Kneesworth Parish Council	1580 (Land at 52 North Road, Great Abington)	
1859 (Land East of Hay Street, Steeple Morden)	1898 - Sawston Parish Council	
2863 - CLIFF WALSHINGHAM & COMPANY (Land North of Duxford Primary School, St Johns Street Duxford)	1700 (Land West of A1198, Bassingbourn-cum-Kneesworth)	
1022 (Land at Morden Farm, Church Lane, Guilden Morden)	1377 - Rooke, Wood & Miller	
1424	1570	
3354	6005 (Land bordered by Mill Road, Newington and Rampton Road, Willingham)	
5220 (Land off Randalls Lane, Over)	5998 (Land at 14 West Drive, Caldecote)	
4327 (Land at 14 West Drive, Caldecote)	4703 (Land at 70 West Drive, Caldecote)	
5040 (Front half of land at 72 West Drive, Caldecote)	5028 (Land at 72 West Drive, Caldecote)	
5300 (Chas Day Nurseries, Fen End, Over)	5325 (Land at 31 Blackhorse Lane, Swavesey)	
4713 (Land at rear of Manor Farm		

Close, Oakington)
 5371 (Sandpit Pond, Longstanton Road, Over)
 5683 - Banner Homes
 5717 (Land at 17 Whitcroft Road, Meldreth)
 5741 (Land at Maarnford Farm, Hunts Road, Duxford)
 5742 (Land at Maarnford Farm, Hunts Road, Duxford)
 5781 (Land off Lacey's Way, Duxford)
 5782 (Land off Lacey's Way, Duxford)
 5849 (Site at Whitcroft Road, Meldreth)
 5875 (Land North of Brook Road, West of North End, Bassingbourn)
 5952 (Beech Tree Farm, Shepreth Road, Foxton)
 3850 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford)
 3834 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford)
 4818 - Cambs County Council Property & Procurement Department (Land South of Willingham Road, Over)
 6360 (Land at 31 Blackhorse Lane, Swavesey)
 5763 - Amblecroft Ltd (Land East of 82 Caxton Road, Eltisley)
 6083 - Ashdale Land & Property Consultants (Land North of Porsfield Road, Waterbeach)
 6039 - C & A Locke (Land at Granta Cottage, Mill Lane,

Whitesford)
 5768 - Persimmon Homes (East Midlands) Ltd
 5920 - The Davison Group (Land behind Elsworth Primary School)
 6520 - Henry H Bleitsoe & Son (Land NE of Cottenham)
 6038 (Land South of the cemetery, The Causeway, Bassingbourn)
 6065 - Humo Holdings (Land at Strawberry Farm, Great Abington)
 6601 (Land at Water Lane/Kettles Close, Oakington)
 6604 (Land South of Mill Way, Swavesey)
 6066 (Land adjacent to Pieces Lane Waterbeach)
 6068 (Land at Rosalind Franklin House, Bannold Road, Waterbeach)
 6100 (Land East of Fox Street, Balsham)
 6634 (Land North of High Street, Balsham)
 6188 (Land at Maarnford Farm, Hunts Road, Duxford)
 5930 - Lighthouse Developments (Land North of Bogs Gap Lane, Steeple Morden)
 6593 (Land south of Over Road, Willingham)
 6598 - J W Burgess & Son (Land east of Boxworth Way, Swavesey)
 5802 - Westbury Homes Ltd (Land r/o Searle's Meadow, Dry Drayton)

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1040 - Brown & Co. (Land behind Ridgley's Farm, High Street, Fen Drayton)	Object	Include farm within the village framework.	It is not considered appropriate to amend the village framework to include farm buildings as farms are a countryside use and do not constitute previously developed land according to the definition in PPG3.	
5233 (Highgate Farm, Over Road, Willingham)				
5897 (Rectory Farm, Pampisford)				
4525 - Chancellor, Masters & Scholars of the University of Cambridge (Burnt Farm, High Street, Madingley)				
6041 (Land adjoining College Farm, Horseheath)				
6042 (Land adjoining College Farm, Horseheath)				
5662 - Bourn Farming Partnership (Gills Hill Farm Yard, Bourn)				
5649 - Gallagher Waterbeach Limited (Land East of Bannold Drive, Waterbeach)				
6062 (Land at 44 East Drive, Caldecote)	Object	It is noted that there is to be no change in the definition of village frameworks as "defined and refined in two Local Plans". The application of this policy should be consistent both throughout the district and within the villages. Within Caldecote to the north of East Drive there is significant variation in the amount of residential curtilage included within the framework. In the interest of consistency, it is recommended that the anomalies be rectified. In particular, it is requested that the framework be adjusted to incorporate the outbuildings and garden land directly related to no. 49 East Drive, Caldecote.	Village frameworks have been drawn consistently tightly to the established built up area of the village. However, in this instance the boundary has been drawn across a dwelling and should be amended slightly to include the whole building. However, the associated land is better related to the countryside and should not be included.	Amend the village framework to the rear of 44 East Drive, Highfields Caldecote to include the whole of the dwelling but not the associated land.

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6367 - RDA (Land above Woodpecker Way, Waterbeach)	Object	Please include this land within the village framework.	Village frameworks have been drawn consistently tightly to the established built up area of the village. However, in this instance the boundary has been drawn tightly adjacent to the rear of the houses and does not include their curtilages. Agree, there is scope to move the village framework to the end of gardens, where there is a clear boundary.	Amend village framework to include the curtilage of the three properties at Woodpecker Way, Waterbeach.
3639 - House Builders Federation 2575 - FPD Savills 6546 - Cambridgeshire Recycling 6590 6589 - Cambridge Joinery Ltd 6580 6567 - McCann Homes Limited 2866 - Steeple Morden Parish Council 4008 - Bidwells Property Consultants 5160 - Laing Homes North Thames 5709 - Dixon International Group Ltd	Object	Protecting sites for employment, service or facilities, unless there is no alternative available, is too inflexible.	Rural employment and services are vital to support sustainable communities, bringing homes, essential services and workplaces closer together, and sites are a scarce resource that should be retained where ever possible. Redevelopment is still possible in circumstances detailed in options CS43 and CS45. These options provide detail on how this criteria should be implemented.	Cross refer to policies on protecting employment and services in village frameworks policy.
2029 - Boxworth Parish Meeting	Support	Item 2 "The development would be sensitive to the character of the village, local features of landscape or ecological importance, or the amenities of neighbours." We agree wholeheartedly. We have recently set out our opposition to a very large, very close wind farm exactly because it fails on this vital requirement.		Support noted.
4099 - Guilden Morden Parish Council	Support	Support the Guilden Morden Village Framework as shown on the SCDC UCS Map 20.		Noted.
3649 - Histon & Impington Parish Councils 5547 3143 - CPRE Cambridgeshire	Support	General support for this option.		Support noted.

Decision on CS3 Village Frameworks - Preferred Approach

Develop preferred approach into a policy in the Core Strategy, as modified. Make changes to village frameworks as detailed.

CS4 Qualification as a Rural Centre - Preferred Approach

1594

Object

The criteria by which the Rural Centres are to be identified are far too stringent. Only 5 settlements have been identified in the District and not even these meet all the 4 criteria. The current 12 settlements defined as Rural Growth Centres in the Local Plan including Willingham have passed the test of sustainability and should be retained as Rural Centres. This will enable a wider distribution of growth and maintain local services and enable the provision of affordable housing to meet local needs.

The Key Criteria used to designate Rural Centres are based on those set out at paragraph 1.17 of the Adopted Structure Plan. The 12 settlements designated as Rural Growth Settlements in the Local Plan 2004 were identified by research carried out in 1998 on the basis of the policies of the previous Structure Plan. It does not follow that these same settlements are suitable for designation as Rural Centres.

2264 - Gamlingay Parish Council

Object

Gamlingay Parish Council (GPC) supports the four key criteria identified on page 18. GPC suggests the rural selection criteria based on population be increased from 3,000 to 4,000 population, with the exception of Fulbourn (due to its obvious proximity to Cambridge City and in the interests of developing in a sustainable way). This proposed amendment would not have any adverse affect on the results of the study, and clarifies that development should be channelled to the main population centres identified, with associated key criteria.

Paragraph 1.17 of the Adopted Structure states that "Rural Centres will generally have a population of at least 3,000..." It is therefore not appropriate to impose a threshold population of 4,000, as this would contradict the intention of Structure Plan with regard to what the minimum population of a Rural Centre might be.

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3130	Object	The criteria listed could be used by developers to justify unsustainable development. (ie) One or two places at a Secondary School which may already be at capacity on the basis of say 50 dwellings provided. The policy should be re-drafted to avoid open ended provision in villages approaching or at sustainable limit.	The capacity of existing infrastructure and facilities in the village would be considering in assessing development proposals against CS5. CS5 states "The preferred approach to development within Rural Centres is to allow development and redevelopment for housing estates, housing groups and infilling where sites are identified where development or redevelopment can be accommodated without causing harm to amenity or the local environment and services, facilities and infrastructure are available or can be made available or can be made available as part of the development". Applying CS5 would lead to development of the type described in the representation being refused planning permission.
2580 - FPDSavills	Object	We do not accept that the starting point for the selection of Rural Growth Settlements is the threshold of 3,000 population. The Council take the view that population is a more important determinant than services and facilities. We strongly disagree.	Noted, Paragraph 1.17 of the Adopted Structure Plan states that "Rural Centres will generally have a population of at least 3,000". It is considered that a population of 3,000 is required to support the level of services and facilities that is associated with a Rural Centre. If a lower threshold than this were adopted it might result in the designation of villages where the viability of the services and facilities necessary to be designated as a Rural Centre was more at risk.

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2138 - DLP Consultants Ltd	Object	The designation of Rural Centres should serve a wider planning purpose than simply that of determining land allocations. Conversely, land allocation can support communities and their social and economic viability. Cottenham is an important centre north of Cambridge. Planned new development would reinforce its role and would be sustainable. The Local Plan should look to allocate or reallocate land to sustainable settlements such as Cottenham and should have regard to the needs of the post 2016 strategy arising from Regional Spatial Strategy which cannot simply be ignored in the preparation of the LDF.	The Structure Plan strategy is aiming to turn around a development strategy from one which spreads development across the villages of South Cambridgeshire to one which focusses development in and on the edge of Cambridge and at a new town at Northstowe. The Structure Plan carries with it a residue of development allocations from the former strategy and allows for some continued small scale development in villages. Cottenham would be included as a Minor Rural Centre to take into account the role it plays in providing services and facilities for a rural hinterland.	Include Cottenham as a proposed Minor Rural Centre.
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It is considered that it would be premature to provide for growth after 2016. This is because Draft RSS14 rolls forward the Structure Plan to 2016, with an additional requirement to 2021. The Structure Plan requires 20,000 houses in 17 years (1999 to 2016), giving an annual average of 1176.5 dwellings. Draft RSS14 requires 23,500 2001 to 2021, giving an average annual amount of 1175. Therefore the LDF is already planning for the rate of development required. The strategy for development reflects RPG14, Draft RSS14, and the Structure Plan.

6599 - J W Burgess & Son
Object
There should be a greater number of service villages in the district, or the establishment of a lower order service village.

Minor Rural Centres will be designated in order to take into account the role that villages can play in providing services and facilities for a rural hinterland.

Designate Minor Rural Centres as described in Recommendations section.

3204
Object
The Objection relates to the failure to provide for the enlargement of Cambourne beyond the limits of the Master Plan to achieve a more sustainable development.

Detailed examination of housing land supply information shows that at the Rural Centres there is scope to more than meet the outstanding housing numbers at Cambourne through increased densities on the remaining land. Therefore, there is no need to allocate more greenfield sites on the edge of Cambourne, or any other Rural Centre.

2368 - RAVE

Object

The policy is too prescriptive and ignores the the role of Rural Centres as foci in their own hinterland. It also takes no account of the guidance to be found in the Panel Report discounting this role for larger villages near to Cambridge.

The criteria to take into account in determining which settlements should be designated as Rural Centres are set out at paragraph 1.17 of the Adopted Structure Plan. However, agree that policy may in some respects have been applied in an over-prescriptive way and agree that more weight needs to be given to role of Rural Centres in providing services. It is proposed that an additional category of settlement, that of Minor Rural Centres, should be identified. Minor Rural Centres would be those villages that, whilst failing to meet the criteria set out in the Structure Plan, nevertheless perform a role in terms providing services and facilities for a rural hinterland. With regard to larger villages close to Cambridge, the Structure Plan Panel Report states as follows: "The precise proportion of development provision allocated to Rural Centres will be a matter to be determined by Local Plans and will obviously be greater in some areas than others. 2.31 It should be emphasised, however, that we do not intend this as a signal that larger villages around Cambridge should continue to play a significant role in meeting wider development needs once the existing commitments are used up. Throughout the EIP we heard reference to the need to 'turn the Cambridge Sub-Region around to a more sustainable direction.'" (paras 2.30 and 2.31 of the Cambridgeshire & Peterborough Structure Plan EIP Panel Report) Whilst some of the larger villages around Cambridge have been designated as Rural Centres, it is not proposed that any additional housing allocations should be made in these villages. These villages will not play a significant role in accommodating growth beyond existing commitments. The only village where significant growth is proposed is in Cambourne.

Amend Rural Centres methodology and designate Minor Rural Centres as set out in Recommendations section.

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6595

Object

There should be a greater number of service villages in the district, or the establishment of a lower order service village.

Minor Rural Centres will be designated to take account more fully of the role that villages play in providing services and facilities for their rural hinterland.

Designate Minor Rural Centres as described in the Recommendation section.

3509 3511	Object	Support Fulbourn Parish Council's and RAVE's objections to the proposals that Fulbourn village becomes a Rural Centre. Such proposals would result in unrestricted development leading to the coalescence of the village with the city. The amenities and facilities for education, travel, youth schemes and the sewerage system are inadequate to accept any proposed expansion.	It is proposed that Fulbourn should be removed from the list of Rural Centres and designated as a Minor Rural Centre, because representations indicate that the level of services and facilities generally fall below the level of those in other Rural Centres, in particular in that the doctor's surgery in Fulbourn is a branch surgery with limited opening hours, the library facility is very limited and that the village is not well related to a secondary school. If these considerations are taken into account, Fulbourn cannot be considered to meet the Village Facilities Key Criterion. Fulbourn would therefore only meet two of the Key Criteria (Public Transport Accessibility and Local Employment Opportunities) set out in the Preferred Options Report. In spite of these considerations, Fulbourn nevertheless can be said to have a reasonable range of shops in the village and there is evidence to suggest that it does perform a role in serving the needs of the quite remote rural area to the east and south-east of Cambridge. It is therefore proposed for inclusion as a Minor Rural Centre.	Remove Fulbourn from list of proposed Rural Centres and add to list of proposed Minor Rural Centres, as detailed in the Recommendation section.
		In Minor Rural Centres, it is proposed that developments up to small estate level (25 dwellings) will be permitted within the village framework, although the acceptability of any developments of a scale above group level (8 dwellings) will be dependent on existing facilities being improved. Issues of infrastructure capacity and the availability of services for new development are addressed by CS5, which states: "The preferred approach to development within Rural Centres is to allow development and redevelopment for housing estates, housing groups and infilling where sites are identified or redevelopment can be accommodated without causing harm to amenity or the local environment and services, facilities and infrastructure are		

available or can be made available as part of the development." Applying CS5 would lead to new development being refused planning permission where services, facilities and infrastructure are not available and cannot be made available.

3160 - McCann Homes Limited

Object

1. a category of rural centres of less than 3,000 should be included to allow for some development in smaller settlements to encourage and support local communities.
2. a minimum density of new housing development at 30 dph should not be specified for all occasions, this should be governed by local circumstance.

Minor Rural Centres will be designated to take account of the role that some villages play in providing services and facilities for a local hinterland, however these villages will, like Rural Centres, be generally expected to have a population of above 3,000.

It is considered that Group level developments of 8 dwellings (or exceptionally up to 15 dwellings if the development would make best use of a redundant brownfield site) is the maximum size of scheme that can be sustainably accommodated in villages of below 3,000 population.

In view of this, CS22 of the Core Strategy makes provision for densities of at least 30 dwellings per hectare in all cases, unless "there are very special local circumstances that require a different treatment." A more liberal approach would contradict the Structure Plan, Policy 5/3 of which states "Densities of less than 30 dwellings per hectare will not be acceptable", and PPG3.

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4006 - Bidwells Property Consultants	Object	<p>On Policy CS4 we remark at this juncture on the Council's later failure to observe its own criteria: given that there is flexibility, therefore, we propose additional Rural Centres.</p> <p>We say additionally, depending on what Rural Centre status is meant to convey, that both PENS should be categorised as Rural Centres.</p>	<p>The Villages that were identified were those villages which passed three of the Key Criteria that were identified, and Cambourne, which during the LDF period will develop into the second largest settlement in the district and will have a range of services and facilities to reflect its scale. The approach to the designation of Rural Centres would be changed to reflect the role that villages play in providing services and facilities for their rural hinterlands and Minor Centres would be designated. The close proximity of Bar Hill to Northstowe, a new town which will serve a rural hinterland, means that it would not be advisable to designate Bar Hill as a Rural Centre or Minor Rural Centre Northstowe is the more logical location for additional service provision.</p>
3651 - Histon & Impington Parish Councils 4906 - Cambridgeshire Recycling 5234 5310 2857 - Januarys	Object	<p>Arbitrary and unjustified criteria used to define Rural Centres, an unreasonable basis on which to establish a settlement hierarchy.</p>	<p>The criteria used to assess Rural Centres are set out in the Structure Plan at paragraph 1.17.</p>

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4275 - Westbury Homes	Object	The qualification criteria for Rural Centres needs to be reconsidered. The application of the criteria means that the selection of Rural Centres is restricted to 5 settlements close to Cambridge City. Other large settlements will have a lower status for development.	The criteria used to take into account in determining which settlements should be designated as Rural Centres are set out at paragraph 1.17 of the Adopted Structure Plan. However, agree that policy may in some respects have been applied in an over-prescriptive way and agree that more weight needs to be given to role of Rural Centres in providing services. It is proposed that an additional category of settlement, that of Minor Rural Centres, should be identified. Minor Rural Centres would be those villages that, whilst failing to meet the criteria set out in the Structure Plan, nevertheless perform a role in terms providing services and facilities for a rural hinterland. The proposed list of Minor Rural Centres is set out in the Recommendations section.	Include Gamlingay, Linton and Melbourn as proposed Minor Rural Centres as detailed in the Recommendation section.
4345 - Cambridgeshire County Council	Object	Although within the spirit of paragraph 1.17 of the Structure Plan which sets criteria for the selection of rural centres, the way the criteria have been used has led to a preponderance of rural centres close to Cambridge, and the exclusion of some candidates that would more truly act as rural centres and have a surrounding rural area - also referred to in Paragraph 1.17. Other candidates are principally Linton, Melbourn and possibly Gamlingay. There is spare school capacity at Melbourn and Gamlingay, although capacity is more of a problem at Linton. The criterion on employment is unnecessarily stringent and will be difficult to monitor. Selection of any village as a rural centre should be linked to the provision of High Quality Public Transport links.	The criteria used to take into account in determining which settlements should be designated as Rural Centres are set out at paragraph 1.17 of the Adopted Structure Plan. However, agree that policy may in some respects have been applied in an over-prescriptive way and agree that more weight needs to be given to role of Rural Centres in providing services. It is proposed that an additional category of settlement, that of Minor Rural Centres, should be identified. Minor Rural Centres would be those villages that, whilst failing to meet the criteria set out in the Structure Plan, nevertheless perform a role in terms providing services and facilities for a rural hinterland. The proposed list of Minor Rural Centres is set out in the Recommendations section.	Include Gamlingay, Linton and Melbourn as proposed Minor Rural Centres as detailed in the Recommendation section.

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4557 - Bayer CropScience Ltd	Object	Whilst a classification of villages is desirable to identify suitable growth locations, the criteria should not be applied too rigidly to exclude otherwise beneficial development, especially of problematic brownfield sites. Some villages such as Hauxton work as a group in a sustainable manner.	Hauxton would be identified as a Group Village. In Group Villages residential development or redevelopment up to a maximum scheme size of 16 dwellings would be permitted if this would make the best use of a brownfield site.
4797 4795 - Atkins Property Developments Ltd	Object	Bar Hill qualifies in meeting the stated criteria.	In terms of the Rural Centres Key Criteria, Bar Hill fails to meet those relating to both public transport and to the accessibility of secondary education. It is also considered that it would be inappropriate to designate Bar Hill as a Rural Centre or Minor Rural Centre as the settlement will have close proximity to the new town of Northstowe.
5181	Object	Melbourn should be designated a Rural Centre with peripheral growth. The Rural Centres report did not take into account the close proximity of Melbourn to the Tesco foodstore in Royston and the capability available at this supermarket for home deliveries of food shopping. The floorspace total for Melbourn also does not take into account "Bury Lane Fruit Farm" or "Fieldgate Nurseries". In addition, the reference to the need for availability of good public transport to Cambridge (para 1.17 Structure Plan 2003) makes no allowance for either the distance from Cambridge or Melbourn's proximity to the County border.	Acknowledge that Melbourn, despite not being well served in public transport terms, has a reasonable range of services and facilities and performs a role in serving a local hinterland and it is therefore proposed as a Minor Rural Centre. Include Melbourn in the list of proposed Minor Rural Centres as detailed in the Recommendations section.
4677 - Countryside Properties (Special Projects) Plc	Object	The Council should have considered whether or not general tightening of policy in the Rural Centres and larger villages could lead to reduced levels of intensification, infill and village expansion, thereby more effectively reducing the adverse effects of sporadic rural development. Alternative Option for CS4: Increasing the specification for Rural Centres to further reduce the number of such settlements in the District.	Guidelines for designating Rural Centres are set out at paragraph 1.17 of the Structure Plan. It is considered that these guidelines were applied over-prescriptively in the initial assessment detailed in the Rural Centres Preferred Options Report, resulting in a number of villages which play a role in providing facilities for their local hinterland not being designated as Rural Centres. It has therefore been decided to it is therefore not considered appropriate

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5163 - Laing Homes North Thames	<p>Object</p> <p>The criterion for "population of at least 3,000" has been applied too rigidly. Para 1.17 of the Structure Plan states "Rural Centres will generally have a population of at least 3,000". Other settlements should be assessed even if they have less than 3,000 population as not to miss those villages which can meet the other criteria and which may be equally sustainable.</p>	<p>Noted. Paragraph 1.17 of the Adopted Structure Plan states that "Rural Centres will generally have a population of at least 3,000". It is considered that a population of 3,000 is required to support the level of services and facilities that is associated with a Rural Centre. If a lower threshold than this were adopted it might result in the designation of villages where the viability of the services and facilities necessary to be designated as a Rural Centre was more at risk.</p>
6101 - Martin Grant Homes Ltd 6104 - Centex Strategic Land 6141 - Harcourt Developments Ltd.	<p>Object</p> <p>Rural centres should provide for more than limited growth in helping to meet overall land requirement both to 2016 and beyond to 2021. New allocations and planned delivery of additional services and general infrastructure can help make a location more sustainable, ensuring it would accord with the criteria in CS4 in the near future.</p>	<p>It is considered that it would be premature to provide for growth after 2016. This is because Draft RSS14 rolls forward the Structure Plan to 2016, with an additional requirement to 2021. The Structure Plan requires 20,000 houses in 17 years (1999 to 2016), giving an annual average of 1176.5 dwellings. Draft RSS14 requires 23,500 2001 to 2021, giving an average annual amount of 1175. Therefore the LDF is already planning for the rate of development required. The strategy for development reflects RPG14, Draft RSS14, and the Structure Plan.</p>
		<p>Structure Plan Policy P1/1 identifies Rural Centres as being the least sustainable and least preferred stage in the sequence of locations for housing development up to 2016. To provide more homes than is necessary in villages which are still less sustainable locations than Rural Centres in order that those villages may attain Rural Centre status would be contrary to the principles of sustainability and to the policies of the Structure Plan.</p>

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6158 (Land at Beach Road, Cottenham)	Object	Our client's land (edged red) is attached on the accompanying plan. The qualifying criteria for Rural Centres are too stringent. In particular, the plan should reflect the existence of major employment centres such as Cambridge Research Park. The representation should be read in association with January's general representation relating to CS6.	Cottenham would be designated as a Minor Rural Centre under the revised approach to Rural Centres. No new housing allocations will be proposed in the village and the preferred location for new development will be on brownfield land within the existing boundary of the village, reflecting the guidance given in Structure Plan policy P1/1. The least preferred location for new development in Rural Centres and Minor Rural Centres will be greenfield land on the periphery of settlements. The site identified adjacent to Dunstal Field lies in the Green Belt some way from the existing village framework boundary. It is therefore not an appropriate location for new development.
6626 (Land at Beech Tree Farm, South of Shepreth Road, Foxton)	Object	Qualifying criteria for Rural Centres are too prescriptive and that, as a consequence, too few centres in which growth will be permitted have been identified. A further classification of villages is needed to enable moderate growth in the reasonably sized villages. Foxton has a range of facilities, together with a station on the Cambridge-Royston-London line. It is therefore, a very sustainable location capable of accommodating additional development. Two sites would provide suitable locations for additional growth in Foxton.	Foxton is not an appropriate for consideration as a Rural Centre or Minor Rural Centre. The settlement has a very limited range of facilities, with only one shop/post office and it is considered that the village does not serve a local hinterland beyond the village itself. In mid-2002 the population of the village was 1,210. It would be contrary to the guidance given in Policy 1/1 and paragraph 1.17 of the Structure Plan to designate a settlement of this size as a Rural Centre or Minor Rural Centre.

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6161 - Munro Group Ltd (Land between Bannoid Road/Burgess Road, Waterbeach) 6179 - Munro Group Ltd (Land North of Cambridge Road, Waterbeach) 6160	Object	Representations argue for the inclusion of Waterbeach as a Rural Centre, citing the presence of the rail link to Cambridge. It is also argued that the qualifying criteria for Rural Centres have been applied too stringently.	The WAGN rail service to Cambridge was taken into account in the assessment of Public Transport, and it was found that Waterbeach narrowly failed to meet the criteria. Waterbeach does not have good access to a secondary school and, relative to other villages of a similar size, has only limited convenience shopping provision. It is therefore considered that it would be inappropriate to designate Waterbeach as a proposed Rural Centre. However, it is acknowledged that Waterbeach provides services and facilities for a rural hinterland which includes smaller villages and hamlets such as Landbeach, Chittering and Clayhithe. It is therefore proposed that Waterbeach should be included as a Minor Rural Centre.	Include Waterbeach on the list of proposed Minor Rural Centres, as detailed in the Recommendations section.
5710 - The Masters and Fellows of Pembroke College	Object	Linton should be included in the list of Rural Centres.	Noted. Linton will be proposed for designation as a Minor Rural Centre to take into account the role it plays in providing for its local hinterland. The maximum size of development permitted will be up to 25 dwellings on sites within the Village Framework of the village. See Recommendations section.	Include Linton on the list of proposed Minor Rural Centres, as detailed in the Recommendations section.
5912 (Berrycroft Stores, Berrycroft, Willingham)	Object	The selection criteria for the identification of Rural Centres is flawed. Facilities within Willingham, and the ease of access to other large centres, should justify the identification of the village as a Rural Centre. No account appears to have been made of the impact of the proposed rapid transit system along the former St Ives to Cambridge railway line.	It is proposed that an additional category of settlement, that of Minor Rural Centres, should be identified. Minor Rural Centres would be those villages that, whilst failing to meet the criteria set out in the Structure Plan, nevertheless perform a role in terms providing services and facilities for a rural hinterland. Agree that proposed improvements to the transport network, such as the guided bus, should be taken into consideration. However, Willingham would not be included as a Minor Rural Centre because of its proximity to the new town of Northstowe, which will effectively provide services and facilities for a rural hinterland.	

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5918 - The Davison Group (Land North East of Papworth Everard)

Object

Object to the omission of Papworth Everard from the designation of Rural Centres. This will result in it being classified as a Group Village in which only groups of 8 houses will be permitted. Papworth Everard should be reclassified as a Rural Centre, or further classification of villages in which a moderate rate of growth will be permitted. The village has a wide range of facilities and services. It is in close proximity to the Rural Centre of Cambourne which has a range of services which should widen over the Plan period. In particular, it is recommended that consideration be given to Papworth expanding on the land to the east.

Whilst Papworth Everard will attain a population level of more than 3,000 during the LDF period, it is not considered that it would be appropriate to designate the village as a Rural Centre or Minor Rural Centre. Public Transport links to Cambridge and the market towns from the village are not sufficiently frequent. The village is also not within a safe cycling distance of a secondary school. As the Local Plan 2004 states, "for its size, the village has few facilities", with one general shop operated by Nisa and one further shop. The close proximity of Papworth Everard to Cambourne, a village which is proposed as a Rural Centre and which will reach a population of around 7,000 during the plan period, entails that it would not be advisable to designate Papworth Everard as a Rural Centre. Cambourne is at present better served by public transport and has a wider range of facilities than Papworth Everard. As the LDF period progresses, it is likely that the differential between the settlements in terms of the range of facilities available will increase. Of the two villages Cambourne is, and will continue to be, the more sustainable location for facilities associated with a Rural Centre and it is therefore considered that Papworth Everard should not be designated as a Rural Centre or Minor Rural Centre.

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6105 - Humo Holdings (Land at Strawberry Farm, Great Abington)

Object

The qualifying criteria in Rural Centres are too stringent. The emerging Local Plan should take a more holistic approach to developing sustainable communities. In particular, the plan should reflect the existence of major employment centres such as Granta Park. The designation of Great Abington as a Group Village is illogical given that Granta Park employing 2,300 people to within walking/cycling distance. Our client's land at Great Abington (edged red on the accompanying plan) represents an ideal location for sustainable residential development. Consideration should be given to representations submitted by January's on CS7, CS8 and CS19.

Agree that qualifying criteria may have been applied in too stringent a way. A revised approach to Rural Centres policy is proposed as set out in the Recommendations section. However, consider that the designation of Great Abington as a Group Village is appropriate. In mid-2002 Great Abington had a population of 840, and one shop. Although there is local employment available, the almost complete lack of village facilities means that it would be inappropriate to allow for development of a scale above that permitted in a Group Village.

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4432 - Hallam Land Management Ltd

5814 - P B Moore & Sons

5769 - Persimmon Homes (East Midlands) Ltd

5803 - Westbury Homes Ltd

Object

Object to interpretation of criteria for selection of rural centres detailed in the Structure Plan. In particular, Public Transport services (doesn't take account of planned improvements) and Village Facilities (takes no account of multiple smaller stores).

Agree that greater consideration needs to be given to future improvements in public transport provision in designating which villages should be Rural Centres. The test that was applied with regard to convenience shopping was as to whether it was possible for a resident of the village to undertake his or her full weekly shop in the village. A large number of specialist foodstores does not necessarily mean that the village would have the facilities to fulfil this role. However, agree that more explicit consideration needs to be given to the role of smaller stores in underpinning village shopping provision.

Include in Rural Centres DPD consideration of the impact of the Guided Bus and of improvements to public transport corridors in determining which villages should be designated as Rural Centres and Minor Rural Centres. Include in Rural Centres DPD analysis of smaller stores in assessment of the adequacy of food shopping provision of the villages.

5883

Object

Appropriate scale of growth, commensurate with the Rural Centres categorisation can only be provided by designating land outside the existing village framework boundaries. Amend village framework to include land at London Road, Great Shelford is considered ideal for further growth, which could be achieved with detriment to village amenity and which would relate well to that proposed in Cambridge City.

Rural Centres are the least favoured option in the sequence of locations for development set out in Structure Plan Policy P1/1. The villages of South Cambridgeshire are not the most sustainable locations for growth. Policy P1/1 states that "local plans may provide for a limited proportion of the overall development provision to take place at identified Rural Centres on a scale appropriate to the size, location and function of such centres, especially where it can make a contribution to the specified social and economic needs of those communities or groups of communities." It is considered that to allocate land for growth at Great Shelford would be not be a sustainable approach to providing for development at Rural Centres. Policy P1/1 identifies a sequential approach to development within Rural Centres, with previously developed land within the Village Framework being afforded the highest priority, followed by other land within the existing settlement, followed by brownfield land on the periphery of the settlement, and finally greenfield land on the periphery. The land at London Road is greenfield land outside the existing village framework boundary. If Great Shelford were considered as an appropriate village for there to be further housing allocations, the site proposed would not, by virtue of applying the sequential approach set out in Policy P1/1, be selected as being appropriate.

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5954 - D H Barford & Co
5881
5882

Object

Population of at least 3000 people should not be decisive. Employment criteria is unnecessarily restrictive and not necessarily a good indicator of sustainability. Criteria of having a post office is not necessarily a reflection of sustainability. At least 30 dwellings per hectare does take account of the need to be compatible with character of surrounding area. Doesn't take account of geographical importance of some large villages. No consideration of the distribution of rural centres.

Paragraph 1.17 of the Adopted Structure Plan states that "Rural Centres will generally have a population of at least 3,000". It is clear from this that a population of 3,000 should be a general requirement rather than a strict threshold intended to exclude villages with a population of less than 3,000 from consideration. It is therefore proposed that those villages that are expected to reach a population of 3,000 during the LDF period, and those villages which currently have a population of above 2,500, should be assessed against the Rural Centres criteria and considered for inclusion as Rural Centres. Structure Plan paragraph 1.17 states that villages to be designated as Rural Centres should contain a post office. The presence of a post office in a village means that fewer trips are made by private car than would otherwise be the case, therefore consider that the presence/absence of a post office does provide an indication of how sustainable the village is. Structure Plan paragraph 1.17 states that Rural Centres will "generally have a population of at least 3,000 and have good access to a secondary school and to employment opportunities...". The approach adopted to identifying local employment opportunities, which was used in determining settlement categorisation in the course of preparing the Adopted Local Plan, was endorsed by the Inspector in his Local Plan Inquiry report of 2002 as being valid. CS22 of the Core Strategy makes provision for densities of at least 30 dwellings per hectare in all cases, unless "there are very special local circumstances that require a different treatment." A more liberal approach towards the minimum acceptable housing density would contradict the Structure Plan, Policy 5/3 of which states "Densities of less than 30 dwellings per hectare will not be acceptable", and PPG3. Agree that the Rural Centres methodology did not

Adopt revised approach to designation of Rural Centres and Minor Rural Centres as described in Recommendations section.

5955 (Land at Beech Tree Farm, North of Shepreth Road, Foxton)	<p>Object</p> <p>Qualifying criteria for Rural Centres are too prescriptive and that, as a consequence, too few centres in which growth will be permitted have been identified. A further classification of villages is needed to enable moderate growth in the reasonably sized villages. Foxton has a range of facilities, together with a station on the Cambridge-Royston-London line. It is therefore, a very sustainable location capable of accommodating additional development. Two sites would provide suitable locations for additional growth in Foxton.</p>	<p>originally place sufficient importance on issues of the distribution of Rural Centres and the role of some larger villages in serving their local area. The approach to the designation of Rural Centres is to be revised to take greater account of these factors.</p> <p>Agree that guidance contained in Structure Plan paragraph 1.17 may have been applied in an over prescriptive way in arriving at the original list of Rural Centres. A revised approach to Rural Centres policy is proposed as set out in the Recommendations section. It is considered that Foxton is not an appropriate village for consideration as a Rural Centre or Minor Rural Centre. The settlement has a very limited range of facilities, with only one shop/post office and it is considered that the village does not serve a local hinterland beyond the village itself. In mid-2002 the population of the village was 1,210. It would be contrary to the guidance given in Policy 1/1 and paragraph 1.17 of the Structure Plan to designate a settlement of this size as a Rural Centre or Minor Rural Centre.</p>
5888	<p>Object</p> <p>Appropriate scale of growth, commensurate with the Rural Centres categorisation can only be provided by designating land outside the existing village framework boundaries. Amend village framework to include land at London Road, Great Shelford is considered ideal for further growth, which could be achieved with detriment to village amenity and which would relate well to that proposed in Cambridge City.</p>	<p>The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. Detailed examination of housing land supply information shows that at the Rural Centres there is scope to more than meet the outstanding housing numbers at Cambourne through increased densities on the remaining land. Therefore, there is no need to allocate more greenfield sites on the edge of any other Rural Centre.</p>

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5901 (Land North of Pampisford Road, Great Abington)	Object	Qualifying criteria for Rural Centres are too stringent. Emerging Plan should take a more proactive role in future growth rather than seeking to maintain the status quo. Plan should reflect the existence of major employment centres such as Granta Park. Designation of Great Abington as a Group village is illogical given Granta Park employing 2,300 people is within walking/cycling distance. Our client's land represents an ideal location for sustainable residential development.	Agree that guidance contained in Structure Plan paragraph 1.17 may have been applied in an over prescriptive way in arriving at the original list of Rural Centres. A revised approach to Rural Centres policy is proposed as set out in the Recommendations section. It is considered that Great Abington is not an appropriate village for consideration as a Rural Centre or Minor Rural Centre. The settlement has a very limited range of facilities, with only one shop/post office and it is considered that the village does not serve a local hinterland beyond the village itself. In mid-2002 the population of the village was 840. It would be contrary to the guidance given in Policy 1/1 and paragraph 1.17 of the Structure Plan to designate a settlement of this size as a Rural Centre or Minor Rural Centre.	During the course of the preparation of the SPD, examine the potential of developer contributions being utilised to bring recreation provision in villages up to the National Playing Fields Standards requirements.
5978	Object	It is noted that Swavesey has an open space provision less than the minimum standard proposed. This shortfall could be addressed by means of developer contributions in the event of planning permission being granted for further development.	Noted. As detailed in the Recreation Study Annex (p179) Swavesey has a shortfall in relation to National Playing Fields Association standards in respect of Outdoor sport and Children's Playspace provision. CS52 states that "All new dwellings (excluding sheltered dwellings and residential homes) should contribute towards the provision or improvement of existing provision of playspace and informal open space to serve the needs of the new development". A Supplementary Planning Document will be produced to provide guidance on the way in which developer funding may be utilised to improve existing recreation provision in villages.	

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6001 - H C Moss (Builders) Ltd
(Land at East Farm, Melbourn)

Object

When designating Rural Centres, the emphasis should have been the potential of settlements to reach the required criteria, rather than the criteria being met at this point in time. It is noted such flexibility was introduced in the case of Cambourne. Omission of Melbourn is an anomaly. The size, facilities and services justify designation, especially bearing in mind its location close to Royston and in close proximity to rail transport in addition to good road communications.

Agree that more consideration should have been given to the potential of settlements to meet the Rural Centres criteria, particularly in terms of public transport improvements that will occur during the LDF period. However, do not consider that circumstances in Melbourn are likely to change significantly during the LDF period. Acknowledge that Melbourn, despite not being well served in public transport terms, has a reasonable range of services and facilities and performs a role in serving a local rural hinterland. It is therefore proposed that Melbourn should be designated as a Minor Rural Centre.

Include Melbourn in the list of proposed Minor Rural Centres as detailed in the Recommendations section.

<p>5979 - The W Scambler Trust (Land between Whitton Close/Rose & Crown Road, Swavesey) 5984 (Land North of Rose & Crown Road, Swavesey) 5973 5972 (Land between Whitton Close/Rose & Crown Road, Swavesey) 5977 (Land between Whitton Close/Rose & Crown Road, Swavesey) 6056 (Land North of Taylors Lane, Swavesey)</p>	<p>Object</p> <p>Representations state that the qualifying criteria for Rural Centres are too prescriptive and that in some cases villages with a population of less than 3,000 should be considered for possible inclusion as Rural Centres. Swavesey is ideally suited to accommodate further growth, being in reasonable proximity to Cambridge, the A14 and the proposed transport system along the former St Ives-Cambridge railway line. Good facilities already exist, and there is a Business Park adjacent to the A14 intersection. A number of sites are identified to accommodate this proposed further growth.</p>	<p>The criteria used to take into account in determining which settlements should be designated as Rural Centres are set out at paragraph 1.17 of the Adopted Structure Plan. However, agree that policy may in some respects have been applied in an over-prescriptive way and agree that more weight needs to be given to role of Rural Centres in providing services. It is proposed that an additional category of settlement, that of Minor Rural Centres, should be identified as detailed in the Recommendations section. Swavesey was not included in the original Rural Centres assessment which informed the Preferred Options Report because, as of mid-2001, it had a population of 2,480. However, it is considered that a population of 3,000 is required to support the level of services and facilities that is associated with a Rural Centre. If a lower threshold than this were adopted it might result in the designation of villages where the viability of the services and facilities necessary to be designated as a Rural Centre was more at risk. Swavesey, which had a population of 2,530 as of mid-2002, would therefore not be assessed.</p>	<p>Despite the reasonably good range of facilities in Swavesey, the close proximity of Swavesey to Northstowe, and also to the existing town of St.Ives, is likely to mean that the role of the settlement in providing services and facilities for a rural hinterland is likely to be limited. It is therefore considered unlikely that it would be appropriate for the village to be designated as a Rural Centre or Minor Rural Centre even if it had a population of more than 3,000.</p>
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<p>6011 (Land East of Recreation Ground, Over) 6014 (Land East of Recreation Ground, Over)</p>	<p>Object</p>	<p>Qualifying criteria for Rural Centres are too prescriptive and resultantly too few villages are identified as being capable of moderate growth. Over is a village capable of accommodating more than 8-15 dwellings.</p>	<p>The criteria used to take into account in determining which settlements should be designated as Rural Centres are set out at paragraph 1.17 of the Adopted Structure Plan. However, agree that policy may in some respects have been applied in an over-prescriptive way and agree that more weight needs to be given to role of Rural Centres in providing services. It is proposed that an additional category of settlement, that of Minor Rural Centres, should be identified. Minor Rural Centres would be those villages that, whilst failing to meet the criteria set out in the Structure Plan, nevertheless perform a role in terms providing services and facilities for a rural hinterland. The proposed list of Minor Rural Centres is set out in the Recommendations section.</p>	<p>Consider Over for possible designation as a Minor Rural Centre, following a more detailed assessment of the village in terms of its performance against the criteria set out in para 1.17 of the Structure Plan and of the village's role in serving a rural hinterland.</p>
		<p>The population of Over as of mid-2002 was 2,780. It was not therefore considered in the original assessment of the villages considered for designation as Rural Centres. It is possible that Over has a range of services and facilities to merit its inclusion as a Minor Rural Centre. The proximity of Over to the new settlement of Northstowe would, however, mean that the role Over plays in serving a rural hinterland would be limited. It is questionable as to whether the village should be designated as a Minor Rural Centre, and thus identified as a priority location for improved services and facilities, given the probable availability of these services and facilities in Northstowe.</p>		

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5963 (Land North of Kneesworth)
6099 (Land North of Brook Road,
West of North End, Bassingbourn)
6069 (Land South of the cemetery,
The Causeway, Bassingbourn)

Object

Representations state that the qualifying criteria for Rural Centres are too prescriptive and that greater flexibility should be applied to facilitate a greater number of villages to qualify for this designation. Representations states that a Group Village designation for Bassingbourn-cum-Kneesworth is inappropriate and that given the range of services and facilities available in the village it should be designated as a Rural Centre.

Bassingbourn-cum-Kneesworth was not considered in the original assessment of the villages considered for designation as Rural Centres as its population, excluding the population resident at Bassingbourn Barracks, was around 2,600. It is possible that Bassingbourn-cum-Kneesworth has a range of services and facilities which might merit its inclusion as a Minor Rural Centre, particularly given that there is a village college in the village. However, it is considered that the proximity of Bassingbourn-cum-Kneesworth to Royston means that the village plays a limited role in serving a rural hinterland.

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6053 - Balsham (Building) Ltd (7 High Street, Balsham)	The proposed categories of settlements does not permit sufficient flexibility. A further category should be introduced between Rural Centres and Group Villages. Will restrict sustainable development in other villages.	The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. Detailed examination of housing land supply information shows that at the Rural Centres there is scope to more than meet the outstanding housing numbers at Cambourne through increased densities on the remaining land. Therefore, there is no need to allocate more greenfield sites on the edge of any other Rural Centre, or in the lower order villages.	
6036 (Land North of Glebe Road, Barrington)			
6031			
6058 (Land off Homingsea Road, Fen Ditton)			
6081 (Land between Cambridge Road & Thriplow Road, Fowlmere)			
6606			
5664 - Gallagher Waterbeach Limited		It is important that small amounts of infilling are permitted in the lower order villages, appropriate to their location, in order to meet local needs, make best use of previously developed land and support local services and facilities. However, the smaller villages tend to have a very limited range of facilities and services, which makes it necessary for people to travel outside the village for most of their daily needs. It would be unsustainable to allow large developments in these villages and generate a disproportionate number of additional journeys. Villages not classified as Rural Centres are less sustainable in terms of location and level of services and facilities, which makes them unsuitable for larger than Group level infill. The approach for Group and Infill Villages was scrutinised and updated during the preparation of Local Plan 2004.	

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<p>6079 (Land rear of 104 West Drive, Caldecote) 6620 (Land rear of 10 West Drive, Caldecote) 6080 (Land rear of 104 West Drive, Caldecote) 6621 (Land rear of 10 West Drive, Caldecote)</p>	<p>Object</p> <p>Representations state that the qualifying criteria for Rural Centres are too prescriptive and that greater flexibility should be applied to facilitate a greater number of villages to qualify for this designation. Representations states that a Group Village designation for Highfields Caldecote is inappropriate given the range of services and facilities available in the village.</p>	<p>The criteria to take into account in determining which settlements should be designated as Rural Centres are set out at paragraph 1.17 of the Adopted Structure Plan. However, agree that policy may in some respects have been applied in an over-prescriptive way and agree that more weight needs to be given to role of Rural Centres in providing services. It is proposed that an additional category of settlement, that of Minor Rural Centres, should be identified. Minor Rural Centres would be those villages that, whilst failing to meet the criteria set out in the Structure Plan, nevertheless perform a role in terms providing services and facilities for a rural hinterland. The proposed list of Minor Rural Centres is set out in the Recommendations section.</p> <p>Highfields Caldecote does not contain an appropriate range of facilities for it to be classified as a Rural Centre or Minor Rural Centre. The village was categorised as a Rural Growth Settlement in the Local Plan Deposit 1999 because of the need to sustain the village's primary school. The village was subsequently demoted to a Group Village in the Local Plan 2004 as it was considered that the population of the village had reached a level sufficient to sustain the school. At present there is only one shop in the village, and in mid-2002 the population of the village was estimated to be 1,020. The village does not represent a sustainable location or have adequate facilities for development of a scale above that permitted in a Group Village.</p>
<p>2261 - Gamlingay Parish Council 1394 - Gamlingay Parish Council</p>	<p>Support</p> <p>Gamlingay Parish Council (GPC) supports the methodology put forward in paragraph 2.14 in principle and recognises the deficiencies in infrastructure Gamlingay has, as identified in the rural centres preferred options paper para.5.1 on page 21.</p>	<p>Noted. Although Gamlingay plays a limited role in providing services and facilities for the smaller villages in its local hinterland, it does not perform well against the criteria set out in paragraph 1.17 of the Structure Plan.</p>

2927 - Papworth Everard Parish Council Planning Committee

Support

There should be a limit on the maximum density of dwellings too.
Papworth Everard is likely to attain a population of 3000 before 2016 and needs time to develop as a community. In recognition of its exceptional rate of growth (approx 350% in 20 years) and the contribution it has made, and continues to make, towards the housing needs of South Cambridgeshire, Papworth Everard should be specifically excluded from being considered as a Rural Centre in the lifetime of this LDF.

In a rural area, high density development can be undesirable in design terms and in terms of generating additional car use. It would not be appropriate, however, to apply a maximum density figure across the district because the maximum acceptable housing density should be determined on a site-by-site basis. Any negative impact arising from proposals for high density development would be addressed by applying the policies in the Development Principles section of the Core Strategy.

Whilst the high growth rates in housing and population, and the need for the village to develop as a community, are acknowledged, consider that it would not be appropriate to exclude Papworth Everard from consideration as a Rural Centre for the duration of the LDF period. However, Papworth Everard is not proposed as a Rural Centre or Minor Rural Centre in the Rural Centres DPD. It is considered that Papworth Everard is too close to Cambourne, which will be proposed as a Rural Centre, for designation as a Rural Centre or Minor Rural Centre to be appropriate.

3457

Support

As Cambourne will never comply to this it should be removed from trying to become a Rural Centre

The policies in the LDF are intended to provided a framework for development in the district up to 2016. It is therefore necessary to consider commitments that will come forward between now and 2016. Cambourne will be one of the largest villages in the district and the range of facilities available will reflect this. For this reason Cambourne was included in the Preferred Options Report as a proposed Rural Centre.

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2909
3491

Support

Support the designation of Fulbourn as a Rural Centre.

It is proposed that Fulbourn should be removed from the list of Rural Centres and designated as a Minor Rural Centre, as representations indicate that the level of services and facilities generally fall below the level of those in other Rural Centres, particularly the fact that the branch surgery is only part time, that the library facility is very limited and that the village is not well-related to a secondary school. If these considerations are taken into account, Fulbourn cannot be considered to meet the Village Facilities Key Criterion. Fulbourn would therefore only meet two of the Key Criteria (Public Transport Accessibility and Local Employment Opportunities) set out in the Preferred Options Report. In spite of these considerations, Fulbourn nevertheless can be said to have a reasonable range of shops in the village and there is evidence to suggest that it does perform a role in serving the needs of the quite remote rural area to the east and south-east of Cambridge.

Designate Fulbourn as a Minor Rural Centre as proposed in Recommendation section.

3373

Support

Support Fulbourn's designation as a Rural centre with peripheral development.

I cannot see that the eight sites identified in the Urban Capacity study will provide the housing required. neither will their size enable the village to provide necessary community services and facilities.

The Lacey family have a suitable piece of land situated on the edge but within the ambit of Fulbourn village that is unsuitable for modern agriculture but could provide the space for a range of house sizes and types.

It is proposed that Fulbourn should be removed from the list of Rural Centres and designated as a Minor Rural Centre, Fulbourn would therefore only meet two of the Key Criteria (Public Transport Accessibility and Local Employment Opportunities) set out in the Preferred Options Report. In spite of these considerations, Fulbourn nevertheless can be said to have a reasonable range of shops in the village and there is evidence to suggest that it does perform a role in serving the needs of the quite remote rural area to the east and south-east of Cambridge. As a Minor Rural Centre, housing development would be limited to windfall developments of to 25 dwellings within the existing Village Framework. The acceptability of any new development above Group level (8 dwellings) will be dependent on existing facilities being improved. No housing allocations will be made in Fulbourn, as the District's requirement for additional housing development can be met by means of increased densities on residual land areas at Cambourne.

3145 - CPRE Cambridgeshire

Support

We would support this option

Support noted.

5548

Support

Support, though it has to be recognised that some Rural Centres will be situated in the Green Belt and there may, therefore, be limited opportunities for development.

Support noted. Detailed examination of housing land supply information shows that at the Rural Centres there is scope to more than meet the outstanding housing numbers at Cambourne through increased densities on the remaining land. Therefore, there is no need to allocate more greenfield sites on the edge of any other Rural Centre.

<p>5994 (Land NW of 11 Cambridge Road, Great Shelford)</p>	<p>Support</p>	<p>Identification of Great Shelford / Stapleford as a Rural Centre is supported on account of its sustainable location, close to Cambridge, the ease and frequency of bus and rail services and the range of services available. However, the appropriate scale of growth, commensurate with this categorisation can only be provided by designating land outside the existing framework boundaries. In particular, our client's land off Shelford Road is considered to be an ideal, central location for future growth, which could be delivered without significant loss to the village amenity.</p>	<p>Support noted. Detailed examination of housing land supply information shows that at the Rural Centres there is scope to more than meet the outstanding housing numbers at Cambourne through increased densities on the remaining land. Therefore, there is no need to allocate more greenfield sites on the edge of any other Rural Centre.</p>
<p>5941 6411</p>	<p>Support</p>	<p>Support the identification of Fulbourn as a Rural Centre.</p>	<p>Support noted.</p>

Decision on CS4 Qualification as a Rural Centre - Preferred Approach

Identify an additional category of settlement, that of Minor Rural Centres. Minor Rural Centres would be between Rural Centres and Group Villages in the settlement hierarchy. Minor Rural Centres would be those villages that, whilst failing to meet the criteria set out in the Structure Plan, nevertheless perform a role in terms providing services and facilities for a rural hinterland. In Minor Rural Centres, the acceptability of all developments of a scale above Group level would be dependent on existing facilities being improved. The maximum size of development permitted would be small estate level, i.e. up to an upper limit of 25 dwellings. No peripheral housing allocations would be made in Minor Rural Centres.

Revise approach to selection criteria. The Village Facilities criterion will look more fully at the range of provision of shops and services in the village, with the importance of the total floorspace of convenience foodstores in the villages being reduced. A less stringent approach will be taken to the application of the Public Transport Key Criterion. The role of settlements in providing for their hinterland, and the geographical spread of Rural Centres and Minor Rural Centres through the District will be considered. In addition, the effect of Northstowe on the function of individual settlements and proposed improvements to public transport provision will also be taken into account.

Rural Centres:

- 7 Cambourne
- 7 Sawston
- 7 Histon & Impington
- 7 Great Shelford & Stapleford

Minor Rural Centres:

- 7 Fulbourn
- 7 Melbourn
- 7 Linton
- 7 Gamlingay
- 7 Cottenham

CS5 Development within Rural Centres - Preferred Approach

3163 - McCann Homes Limited	Object	This policy should include allowance for windfall sites that have not yet been identified.	Redevelopment is permitted within village frameworks at a scale in accordance with its location. An Urban Capacity Study has been undertaken to take account of potential windfall sites in the larger villages. This has been considered as part of the detailed examination of housing land supply.
3653 - Histon & Impington Parish Councils	Object	The Urban Capacity Study may have identified scope in all candidate Rural Centres for a limited proportion of the overall development provision. However, it has not identified the specific means whereby local facilities can be enhanced, or recreation space provided commensurate with the possible levels of development.	The Urban Capacity Study identified potential sites for development / redevelopment in the larger villages, including those identified as Rural Centres. It does not set out the development strategy for the redevelopment of such sites. This is set out in the Core Strategy DPD, through the Strategy, and Services and Facilities Chapters.
3654 - Histon & Impington Parish Councils	Object	Development should be constrained to be "within the village framework".	Redevelopment is permitted within village frameworks at a scale in accordance with its location. The wording of CS5 should be made clarified, consistent with CS7 and CS8 to make it clear that development should be within the village frameworks.
5311	Object	The LDF is being produced in the strategic context of the Structure Plan 2003. This does not place any specific limits on the size of individual housing schemes that would be permitted in the Rural Centres. It is therefore unnecessary to refer to different types and hence sizes of housing schemes.	The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and a hierarchy for its location. Detailed examination of housing land supply information shows that at the Rural Centres there is scope to more than meet the outstanding housing numbers at Cambourne through increased densities on the remaining land. Therefore, there is no need to allocate more greenfield sites on the edge of any other Rural Centre. However, this does not preclude unlimited infill within the Rural Centres, compatible with its location.
			Amend wording to make it clear that development will only be permitted within the village frameworks.

4678 - Countryside Properties (Special Projects) Plc	Object	<p>The Council should have considered whether or not general tightening of policy in the Rural Centres and larger villages could lead to reduced levels of intensification, infill and village expansion, thereby more effectively reducing the adverse effects of sporadic rural development.</p> <p>Alternative Option for CS5: Introduce more stringent criteria to CS5 to further limit the scale of infill development in Rural Centres.</p>	<p>It is important that small amounts of infilling are permitted in order to meet local needs, make best use of previously developed land and support local services and facilities. However, the smaller villages tend to have a limited range of facilities and services, which makes it necessary for people to travel outside the village for most of their daily needs. It would be unsustainable to allow large developments in these villages and generate a disproportionate number of additional journeys. The approach for Group and Infill Villages was scrutinised and updated during the preparation of Local Plan 2004.</p>
5066	Object	<p>(1) Rural Centres Key Criteria are not appropriate when considering food shop area in respect of Melbourn; (2) Melbourn should be considered a Rural Centre with peripheral development; (3) Village Framework of Melbourn too restrictive; (4) Local bus services should be improved in relation to Royston; (5) Possible infill sites are not identified in the LDF report; (6) Other greenfield sites should be considered; (7) All Rural Centres identified so far appear to be satellites of Cambridge City; (8) Not consideration in report in relation to across border towns and villages; (9) Possible creation of energy centres using satellite villages of both market towns and Cambridge; (10) As with (9) should Royston become part of Cambridgeshire? (11) Study of the town of Woking as an example of how an energy centre should work.</p>	<p>Melbourn would be proposed for inclusion as a Minor Rural Centres, where proposed development of up to 25 dwellings may be permitted subject to the development leading to the improvement of services and facilities. Paragraph 1.1 of the Structure Plan sets out that the preferred location for development in Rural Centres will be on brownfield sites within the existing Village Framework boundary, with greenfield sites on the periphery of the village being the least preferred option. The site identified is therefore not considerate appropriate at this stage.</p>
5235 (Highgate Farm, Over Road, Willingham)	Object	<p>The LDF is being produced in the strategic context of the Structure Plan 2003, which provides for local plans to facilitate small-scale employment development in Rural Centres to help support the vitality of rural communities. Meeting social and economic needs can only be satisfied with limited additional development - opportunity at Highgate Farm, Over Road, Willingham.</p>	<p>It is not considered appropriate to amend the village framework to include farm buildings as farms are a countryside use and do not constitute previously developed land according to the definition in PPG3.</p>

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4909 - Cambridgeshire Recycling	Object	<p>CS5 and Paras 2.17 and 2.18 - The LDF is being prepared in the strategic context of the adopted Structure Plan 2003 which does not place any specific limits on the size of individual housing schemes that would be permitted in Rural Centres. It is therefore unnecessary to refer to different types and hence sizes of housing schemes. With regard to meeting the social or economic needs of communities which could only be satisfied as a result of limited additional development, we consider there is the opportunity at Garmingay to rationalise and considerably improve currently unattractive uses and industrial processes on the edge of the village and provide housing, including affordable housing, improved facilities and services etc, as part of a sustainable and well designed village extension.</p>	<p>It is important that small amounts of infilling are permitted in order to meet local needs, make best use of previously developed land and support local services and facilities. However, the smaller villages tend to have a limited range of facilities and services, which makes it necessary for people to travel outside the village for most of their daily needs. It would be unsustainable to allow large developments in these villages and generate a disproportionate number of additional journeys. The approach for Group and Infill Villages was scrutinised and updated during the preparation of Local Plan 2004.</p>
5712 - Dixon International Group Ltd	Object	<p>Support the general thrust of the policy but object to the inherent inconsistencies contained within the LDF regarding the location of new development.</p>	<p>The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and a hierarchy for its location. Detailed examination of housing land supply information shows that at the Rural Centres there is scope to more than meet the outstanding housing numbers at Cambourne through increased densities on the remaining land. Therefore, there is no need to allocate more greenfield sites on the edge of any other Rural Centre.</p>

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The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and a hierarchy for its location. Detailed examination of housing land supply information shows that at the Rural Centres there is scope to more than meet the outstanding housing numbers at Cambourne through increased densities on the remaining land. Therefore, there is no need to allocate more greenfield sites on the edge of any other Rural Centre.

Identification of Great Shelford / Stapleford as a Rural Centre is supported on account of its sustainable location, close to Cambridge, the ease and frequency of bus and rail services and the range of services available. However, the appropriate scale of growth, commensurate with this categorisation can only be provided by designating land outside the existing framework boundaries. In particular, our client's land off Shelford Road is considered to be an ideal, central location for future growth, which could be delivered without significant loss to the village amenity.

5995 - D H Barford & Co Object Wording does not make sense. This could be interpreted to mean that development will only be allowed 'where sites are identified'.

Noted. The wording could be clearer.

Reword CS6 to make it explicit that the redevelopment of brownfield sites within Rural Centres will be permitted.

Support This policy will allow for the larger settlements to achieve a degree of development that will sustain their service and infrastructure provision. The Village Frameworks should be amended to accommodate future growth on sites identified as being appropriate and not causing harm to amenity and local environment

Support noted. Detailed examination of housing land supply information shows that there is scope to more than meet the housing numbers without the need to amend village frameworks and/or allocate sites.

2323	Support	<p>I have one point to make concerning developments in the Sawston area where we already have 3 industrial areas around the village, causing considerable heavy traffic to traverse the village streets. Sawston was provided with an excellent by-pass some 20 years ago and I strongly believe that all such industrial areas should be located adjacent to it to preserve the character of the village and improve road safety. Two of the industrial areas already about the bypass but the Babraham Road site, which has several units and open areas vacant, does not. It would seem sensible, therefore, that if further housing development apart from that already proposed at Portobello Road is considered for Sawston the area currently occupied by the Babraham Road industrial area should be re-developed for housing. There is already good road access to the site and there is a school and green recreation space nearby. The remaining industrial units should be relocated for direct access from the bypass.</p>	<p>Noted. The designation of a settlement as a Rural Centre does not necessarily mean that any housing growth, other than □windfall□ development, occurs. RC3 in the Rural Centres DPD outlines the proposed approach to development in the Rural Centres, which does not include further development at Sawston. Detailed examination of housing land supply information shows that at the Rural Centres there is scope to more than meet the outstanding housing numbers at Cambourne through increased densities on the remaining land. Therefore, there is no need to allocate sites in any other Rural Centre.</p>
4346 - Cambridgeshire County Council	Support	<p>Protection of greenspace with biodiversity value in Rural Centres is suggested. This might be covered in the definition of amenity value.</p>	<p>Support noted. Redevelopment will not be permitted on sites designated in the LDF for another purpose, such as sites with amenity or wildlife value - for example, Protected Village Amenity Areas (PVAAs).</p>
5549	Support	<p>Support, though it has to be recognised that some Rural Centres will be situated in the Green Belt and there may, therefore, be limited opportunities for development.</p>	<p>Support noted. RC3 in the Rural Centres DPD outlines the proposed approach to development in the Rural Centres. at Cambourne through increased densities on the remaining land. Therefore, there is no need to allocate sites in, or on the edge of, any other Rural Centre</p>

Decision on CS5 Development within Rural Centres - Preferred Approach

Develop preferred approach into a policy in the Core Strategy, as modified.

Identify an additional category of settlement, that of Minor Rural Centres. Minor Rural Centres would be between Rural Centres and Group Villages in the settlement hierarchy. Minor Rural Centres would be those villages that, whilst failing to meet the criteria set out in the Structure Plan, nevertheless perform a role in terms providing services and facilities for a rural hinterland. In Minor Rural Centres, the acceptability of all developments of a scale above Group level would be dependent on existing facilities being improved. The maximum size of development permitted would be small estate level, i.e. up to an upper limit of 25 dwellings. No peripheral housing allocations would be made in Minor Rural Centres.

CS6 Peripheral Development at Rural Centres - Preferred Approach

1596	Object	Rather than enable the spread of identified settlements around their peripheries, it is more appropriate to identify a greater number of settlements which can accommodate new development without resorting to the potential for urban sprawl. Such villages and their boundaries should be defined through the LDF process	The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and a hierarchy for its location. Account has also been made for brownfield sites within the larger villages in the Urban Capacity Study. Detailed examination of housing land supply information shows that at the Rural Centres there is scope to more than meet the outstanding housing numbers at Cambourne through increased densities on the remaining land. Therefore, there is no need to allocate more greenfield sites on the edge of any other Rural Centre, or elsewhere.
4014 - Bidwells Property Consultants	Object	CS6 states that Rural Centres will be classified as with or without peripheral development. If this exercise has been carried out it is not evident or explained. Apart from anything else, why designate Rural Centres with no growth provision.	This detailed background was outlined in the Rural Centres DPD. Detailed examination of housing land supply information shows that at the Rural Centres there is scope to more than meet the outstanding housing numbers at Cambourne through increased densities on the remaining land. Therefore, there is no need to allocate more sites at the other Rural Centres, therefore they will be Rural Centres without development. However, this does not preclude the redevelopment of brownfield sites within Rural Centres, and to a larger scale than that permitted in Group villages.

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3854 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford)

Object

The preferred approach refers to provision for development on the edge of Rural Centres, where there is insufficient capacity within the built up area for development or redevelopment. Our site provides sufficient capacity for redevelopment. It is a previously developed brownfield site, and its redevelopment accords with national planning policy. It would also reduce the need to develop on existing greenfield sites.

Allocating sites for residential development adjoining group villages on sites currently outside the village framework would be contrary to the search sequence detailed in Policy P1/1 of the Structure Plan. The Urban Capacity Study demonstrates sufficient land available further up the search sequence for sites. Most South Cambridgeshire villages are at the margins of sustainability when it comes to additional growth. The rural settlement policy permits a level of development appropriate to the size and availability of services. In particular within group villages, a slightly larger scale of development is permitted than infill villages, due to the services available. It would be unsustainable to allocate large sites due to the disproportionate number of additional journeys this would create.

5312

Object

Support the approach in principle but do not support the effect of this approach in practice - once applied it effectively restricts peripheral development to only one settlement, at Cambourne.

Support noted. The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and a hierarchy for its location. At the Rural Centres, there is scope to more than meet the outstanding housing numbers at Cambourne through increased densities on the remaining land. However, the strategy does not preclude 'windfall' development within other Rural Centres or other lower order villages, which could allow the redevelopment of brownfield sites within village frameworks. Therefore, there is no need to allocate more sites in any other Rural Centre.

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4680 - Countryside Properties (Special Projects) Plc	Object	The Council should have considered whether or not general tightening of policy in the Rural Centres and larger villages could lead to reduced levels of intensification, infill and village expansion, thereby more effectively reducing the adverse effects of sporadic rural development.	It is important that small amounts of infilling are permitted in order to meet local needs, make best use of previously developed land and support local services and facilities. However, the smaller villages tend to have a limited range of facilities and services, which makes it necessary for people to travel outside the village for most of their daily needs. It would be unsustainable to allow large developments in these villages and generate a disproportionate number of additional journeys. The approach for Group and Infill Villages was scrutinised and updated during the preparation of Local Plan 2004.
5236 (Highgate Farm, Over Road, Willingham)	Object	<p>Alternative Option for CS6: Delete CS6 on the basis that further expansion, even at Rural Centres, is undesirable in the context of both of the overall pattern of development and the potential for housing at more sustainable locations elsewhere.</p> <p>Support the approach in principle but do not support the effect of this approach in practice - once applied it effectively restricts peripheral development to only one settlement, at Cambourne. We consider Willingham should be identified a Rural Centre and that some peripheral development should be provided at Highgate Farm, Over Road, Willingham in the form of a planned "business park" form of development.</p>	It is not considered appropriate to amend the village framework to include farm buildings as farms are a countryside use and do not constitute previously developed land according to the definition in PPG3.

5069

Object

(1) Rural Centres Key Criteria are not appropriate when considering food shop area in respect of Melbourn; (2) Melbourn should be considered a Rural Centre with peripheral development; (3) Village Framework of Melbourn too restrictive; (4) Local bus services should be improved in relation to Royston; (5) Possible infill sites are not identified in the LDF report; (6) Other greenfield sites should be considered; (7) All Rural Centres identified so far appear to be satellites of Cambridge City; (8) Not enough consideration in report in relation to cross border towns and villages; (9) Possible creation of energy centres using satellite villages of both market towns and Cambridge; (10) As with (9) should Royston become part of Cambridgeshire? (11) Study of the town of Woking as an example of how an energy centre should work.

Melbourn would be proposed for inclusion as a Minor Rural Centres, where proposed development of up to 25 dwellings may be permitted subject to the development leading to the improvement of services and facilities. Paragraph 1.1 of the Structure Plan sets out that the preferred location for development in Rural Centres will be on brownfield sites within the existing Village Framework boundary, with greenfield sites on the periphery of the village being the least preferred option. The site identified is therefore not considerate appropriate at this stage.

4912 - Cambridgeshire Recycling

Object

Support in principle but do not support the effect of this approach in practice once CS4 is applied, as it effectively restricts peripheral development to only one settlement, at Cambourne. We consider Gamlingay should be identified as a Rural Centre and that some peripheral development should be provided for to help meet housing and social needs and to enable considerable environmental enhancement of the area on the southern edge of the village.

Support noted. The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and a hierarchy for its location. The Rural Centres were identified in accordance with the Structure Plan criteria and those that did not meet the criteria were categorised into Group and Infill villages. At the Rural Centres, there is scope to more than meet the outstanding housing numbers at Cambourne through increased densities on the remaining land. However, the strategy does not preclude 'windfall' development within other Rural Centres or other lower order villages, which could allow the redevelopment of brownfield sites within village frameworks. Therefore, there is no need to allocate more sites in any other Rural Centre.

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6107 - Martin Grant Homes Ltd 6108 - Centex Strategic Land 6159 - Harcourt Developments Ltd.	Object	Object to the imposition of a further constraint to development at rural centres. Would restrict expansion of otherwise sustainable locations contrary to advice contained in PPG3.	The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. Beyond this, there is no need to make any further housing allocations and development in lower order villages is limited to infill only, of a scale compatible with its location. Villages not classified as Rural Centres are less sustainable in terms of location and level of services and facilities, which makes them unsuitable for larger than Group level infill.
5951 - D H Barford & Co 3148 - CPRE Cambridgeshire	Object	Brownfield options should be exhausted first. Allowing greenfield development on edge of Rural Centres in preference to the reuse of previously developed land within smaller well served villages is not logical in terms of sustainability or the general sequential approach promoted in PPG3. Having regard to PPS7 it would be better in some situations to encourage growth within smaller settlements that will support existing infrastructure and services, in preference to greenfield development in Rural Centres.	Support noted. The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and a hierarchy for its location. Account has also been made for brownfield sites within the larger villages in the Urban Capacity Study. Detailed examination of housing land supply information shows that at the Rural Centres there is scope to more than meet the outstanding housing numbers at Cambourne through increased densities on the remaining land. Therefore, there is no need to allocate more greenfield sites on the edge of any other Rural Centre.

2907 3485	Support Fulbourn should be identified as a Rural Centre with peripheral development, to meet the identified local social needs of the village, including the provision of a community centre. The urban capacity study will not provide the amount of housing the Council says it needs.	The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and a hierarchy for its location. Detailed examination of housing land supply information shows that at the Rural Centres there is scope to more than meet the outstanding housing numbers at Cambourne through increased densities on the remaining land. Account has also been made for brownfield sites within the larger villages in the Urban Capacity Study, and the development strategy does not preclude 'windfall' development within Rural Centres, which could allow the redevelopment of brownfield sites within village frameworks. Therefore, there is no need to allocate more greenfield sites on the edge of any other Rural Centre, or elsewhere.
4794 5550 4425 - Hallam Land Management Ltd 4793 - Atkins Property Developments Ltd 5667 - Gallagher Waterbeach Limited 4558 - Bayer CropScience Ltd	Support This policy is appropriate, reasonable and complies with the Structure Plan objectives. Support CS6 in that it creates circumstances in which Rural Centres can be expanded to enhance the overall sustainability of the settlement, though it has to be recognised that some Rural Centres will be situated in the Green Belt and there may, therefore, be limited opportunities for development.	Support noted.

Decision on CS6 Peripheral Development at Rural Centres - Preferred Approach

This option is rejected. There are no Rural Centres that will be classified as Rural Centres with peripheral development.

CS7 Group Villages - Preferred Approach

1591 - Weston Colville Parish Council

Object

We completely agree with your statement under CS7 para 2.19 'Modest levels of development which are of a scale appropriate to the size and availability of services in smaller villages will help to sustain local services and facilities without adding unduly to the need to travel.' We very strongly feel that this policy should apply to all villages and in particular Weston Colville. We submit that modest levels of development in our village are required over the next 10/15 years in order to sustain the facilities which we currently have. If these are lost more journeys will be generated than those created by limited development.

Also as demonstrated by your own surveys we have quite a demand for low cost housing. It is unrealistic to think this can be provided without supporting free market housing.

Support noted. It is important that small amounts of infilling are permitted in order to meet local needs, make best use of previously developed land and support local services and facilities. However, the smaller villages tend to have a limited range of facilities and services, which makes it necessary for people to travel outside the village for most of their daily needs. It would be unsustainable to allow large developments in these villages and generate a disproportionate number of additional journeys. The approach for Group and Infill Villages was scrutinised and updated during the preparation of Local Plan 2004.

1598

Object

The 8 dwelling limit to housing provision in Group villages is considered to represent too great a distinction between the limited number of Rural Centres and other settlements that may be almost as sustainable. It is at odds with the Councils option for Affordable Housing thresholds which is for 10 dwellings in the larger settlements this is anomolous.A greater level of housing provision should therefore be considered acceptable in Group Villages

Minor Rural Centres would be designated to acknowledge the role that some villages play in providing services and facilities for a rural hinterland. CS30 concerning affordable housing states that for settlements of less than 3,000 population, the threshold for requiring affordable housing should be a minimum development size of two dwellings.

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3165 - McCann Homes Limited	Object	<p>1. the list of Group villages should include Guilden Morden</p> <p>2. the village framework should be defined to allow for future growth within the plan period.</p> <p>3. the maximum size of development should be increased in group villages to 15 dwellings to allow for flexibility in design and provision of housing.</p> <p>4. the density of 30 dph should be included as a guide only,</p> <p>5. the best use definition should include previously used land as well as brownfield land.</p> <p>6. the policy should allow for affordable housing sites exceptions sites</p>	<p>Guiden Morden is a Group Village and the village framework will remain as defined in Local Plan 2004. It is important that small amounts of infilling are permitted in order to meet local needs, make best use of previously developed land and support local services and facilities. However, the smaller villages tend to have a limited range of facilities and services, which makes it necessary for people to travel outside the village for most of their daily needs. It would be unsustainable to allow large developments in these villages and generate a disproportionate number of additional journeys. The approach for Group and Infill Villages was scrutinised and updated during the preparation of Local Plan 2004. PPG3 requires densities of at least 30 dwellings per hectare (dph) in order to make best use of land, however, CS22 allows flexibility in very special local circumstances. Brownfield land and previously developed land are synonymous. The LDF will allow for exceptions sites for affordable housing, in accordance with PPG3.</p>	Roll forward Local Plan 2004 Policy HG8 Exceptions Policy for Affordable Housing.
6594	Object	<p>Willingham has a full range of services and a good bus route, Willingham should not be restricted to a group village, but should be a lower order service village.</p>	<p>The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. Beyond this, there is no need to make any further housing allocations and development in lower order villages is limited to infill only, of a scale compatible with its location. Villages not classified as Rural Centres are less sustainable in terms of location and level of services and facilities, which makes them unsuitable for larger than Group level infill.</p>	

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3503	Object	Fulbourn should be a Group Village. It is unable to cope with a big increase in housing numbers because of problems with the sewers. Already traffic volumes into Cambridge at rush hour are too high & there is no viable alternative for communities. It needs to remain separate from the urban sprawl of Cambridge.	In accordance with the Structure Plan criteria, Fulbourn has the facilities to merit inclusion as a Rural Centre. However, the designation of a settlement as a Rural Centre does not necessarily entail that any housing growth occurs. RC3 in the Rural Centres DPD outlines the proposed approach to development in the Rural Centres, which does not include further development at Fulbourn.
3642 - House Builders Federation	Object	The HBF strongly questions how developments of up to 8 dwellings could be capable of providing an appropriate mix of dwelling size, type and affordability to secure a sustainable housing balance in each community. Circular (6/98) (paragraph 10 i)) sets a minimum site size threshold of 25 dwellings. Thus the policy should either be amended by deleting the site size thresholds and target percentages. Or the site size threshold should be one which will actually achieve the desired objective and should be set in accordance with Government advice in Circular 6/98.	The Market Housing Mix and Affordable Housing Target Policies take account of the district-wide assessment of housing needs, undertaken in accordance with PPG3. Both policies, whilst suggesting a mix of house types and level of affordable housing required to meet the identified needs, will provide a degree of flexibility where it can be demonstrated that local circumstances, whether relating to a particular settlement or site, indicate that a different mix or level of affordable housing would be better suited. The local circumstances justify a departure from Circular 6/98, which has been tested through the Local Plan 2004 Inquiry.
4005 - Bidwells Property Consultants 4151 - Westbury Homes	Object	Policy CS7 is unnecessary. By restricting development in Group Villages, the District Council's preferred approach to development outside Rural Centres may result in the inefficient use of land within the built-up areas of settlements. This could result in developments which fail to meet the requirements of PPG3 (paragraph 58) which emphasises the importance of making efficient and effective use of land.	It is important that small amounts of infilling are permitted in order to meet local needs, make best use of previously developed land and support local services and facilities. However, the smaller villages tend to have a limited range of facilities and services, which makes it necessary for people to travel outside the village for most of their daily needs. It would be unsustainable to allow large developments in these villages and generate a disproportionate number of additional journeys. The approach for Group and Infill Villages was scrutinised and updated during the preparation of Local Plan 2004.

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4560 - Bayer CropScience Ltd	Object This Option or the suite of Options needs to be adjusted to permit exceptions in appropriate circumstances such as windfall brownfield opportunities.	Agreed. It is important that small amounts of infilling are permitted in order to meet local needs, make best use of previously developed land and support local services and facilities and CS7 (and CS8 for Infill villages) permits this on sites within village frameworks.
4681 - Countryside Properties (Special Projects) Plc	Object The Council should have considered whether or not general tightening of policy in the Rural Centres and larger villages could lead to reduced levels of intensification, infill and village expansion, thereby more effectively reducing the adverse effects of sporadic rural development. Alternative Option for CS7: The introduction to this section further reinforces the notion that the Council has not critically examined existing commitments, but moreover the option would exist to consider more stringent criteria for Group Villages and a lower development threshold.	It is important that small amounts of infilling are permitted in order to meet local needs, make best use of previously developed land and support local services and facilities. However, the smaller villages tend to have a limited range of facilities and services, which makes it necessary for people to travel outside the village for most of their daily needs. It would be unsustainable to allow large developments in these villages and generate a disproportionate number of additional journeys. The approach for Group and Infill Villages was scrutinised and updated during the preparation of Local Plan 2004.
4792 4791 - Atkins Property Developments Ltd	Object Allowing up to 8 dwellings on individual schemes is fundamentally flawed as the UCS identifies many sites in villages which at a minimum density of 30 dwellings per hectare would result in a development of more than 8 dwellings. The option also makes reference to allowing development which falls below the 30 dwelling per hectare which will not be allowed by ODPM as advised by Government guidance. Also Policy P5/3 of the Structure Plan does not allow development less than 30 dph.	CS7 allows for the redevelopment of sites within village frameworks at a minimum density of 30dph, in accordance with PPG3. Normally development will not exceed 8 dwellings, but in exceptional circumstances development of up to 15 dwellings will be permitted, in order to make best use of a previously developed site. It would be unsustainable to allow large developments in these villages, with a limited range of facilities and services, as it would generate a disproportionate number of additional journeys. The approach for Group and Infill Villages was scrutinised and updated during the preparation of Local Plan 2004. CS22 specifies a minimum density of 30dph, but allows, in exceptional circumstances, lower densities where very exceptional local circumstances exist.

5070	Object	<p>(1) Rural Centres Key Criteria are not appropriate when considering food shop area in respect of Melbourn; (2) Melbourn should be considered a Rural Centre with peripheral development; (3) Village Framework of Melbourn too restrictive; (4) Local bus services should be improved in relation to Royston; (5) Possible infill sites are not identified in the LDF report; (6) Other greenfield sites should be considered; (7) All Rural Centres identified so far appear to be satellites of Cambridge City; (8) Not enough consideration in report in relation to across border towns and villages; (9) Possible creation of energy centres using satellite villages of both market towns and Cambridge; (10) As with (9) should Royston become part of Cambridgeshire? (11) Study of the town of Woking as an example of how an energy centre should work.</p>	<p>Melbourn would be proposed for inclusion as a Minor Rural Centres, where proposed development of up to 25 dwellings may be permitted subject to the development leading to the improvement of services and facilities. Paragraph 1.1 of the Structure Plan sets out that the preferred location for development in Rural Centres will be on brownfield sites within the existing Village Framework boundary, with greenfield sites on the periphery of the village being the least preferred option. The site identified is therefore not considerate appropriate at this stage.</p>
4893 - Cambs County Council Property & Procurement Department (Littleton House School, Oakington Road, Girton)	Object	<p>Littleton School Girton is due to close in 2006. The site would be available for redevelopment and the development should not be constrained to 15 dwellings, in this accessible location to Cambridge.</p>	<p>The part of the site within the Village Framework would be suitable for redevelopment in accordance with CS7, which allows for the redevelopment of sites within village frameworks at a minimum density of 30dph, in accordance with PPG3. Normally development will not exceed 8 dwellings, but in exceptional circumstances development of up to 15 dwellings will be permitted, in order to make best use of a previously developed site. It would be unsustainable to allow large developments in these villages, with a limited range of facilities and services, as it would generate a disproportionate number of additional journeys. This part of Girton is over 5km (3 miles) from the centre of Cambridge, a distance further than most people would walk and at the edge of the accepted distance for people to cycle. Therefore, due to the poor bus service, this will result in unsustainable, motorised trips, which the development strategy seeks to avoid.</p>

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5256 - Cambridge Joinery Ltd	Object	Support the approach in principle as it provides for small scale residential development within the village framework, particularly where it makes best use of redundant brownfield sites. However, we do not support the final paragraph regarding providing a particular mix of housing and affordable housing on all developments. (see comments on CS23 and CS27-33)	Support noted. CS7 cannot be treated in isolation and all planning applications for development will be required to comply with all the relevant policies in the LDF, which cover a range of issues. On the issue of housing, there are policies on Housing Mix and Affordable Housing, in accordance with PPG3, to try to meet the needs of the whole community and provide wider housing opportunity, choice and a better mix of size and type. Whilst the infill sites will be relatively limited in extent, it is important that these contribute to the overall housing objectives.
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3138 - CLIFF WALSINGHAM & COMPANY	Object	Infill villages should be allowed the capacity to expand so that they attract new services and jobs and become less rather than more dependent upon Rural Centres. Too prescriptive and needs to be more flexible to allow sites to be developed above 8 dwellings where suitable in PPG3 terms.	It is important that small amounts of infilling are permitted in order to meet local needs, make best use of previously developed land and support local services and facilities. However, the smaller villages tend to have a limited range of facilities and services, which makes it necessary for people to travel outside the village for most of their daily needs. It would be unsustainable to allow large developments in these villages and generate a disproportionate number of additional journeys. The approach for Group and Infill Villages was scrutinised and updated during the preparation of Local Plan 2004.
5746 - The English Courtyard Association			

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5760 - Amblecroft Ltd	Object	Support as it allows for residential group development in identified Group villages. Support the identification of Elitsey as a Group village. Support para 2.19 which confirms modest levels of development in smaller villages will help to sustain local services and facilities without adding unduly to the need to travel. However, consider a full review of all villages should be undertaken to assess their individual needs as required by PPS7 para 8.	Allocating sites for residential development adjoining group villages on sites currently outside the village framework would be contrary to the search sequence detailed in Policy P1/1 of the Structure Plan. The Urban Capacity Study demonstrates sufficient land available further up the search sequence for sites. Most South Cambridgeshire villages are at the margins of sustainability when it comes to additional growth. The rural settlement policy permits a level of development appropriate to the size and availability of services. In particular within group villages, a slightly larger scale of development is permitted than infill villages, due to the services available. It would be unsustainable to allocate large sites due to the disproportionate number of additional journeys this would create.
5902 (Land North of Pampisford Road, Great Abington) 6106 - Humo Holdings (Land at Strawberry Farm, Great Abington)	Object	The qualifying criteria in Rural Centres are too stringent. The emerging Local Plan should take a more holistic approach to developing sustainable communities. In particular, the plan should reflect the existence of major employment centres such as Granta Park. The designation of Great Abington as a Group Village is illogical given that Granta Park employing 2,300 people to within walking/cycling distance.	Agree that guidance contained in Structure Plan paragraph 1.17 may have been applied in an over prescriptive way in arriving at the original list of Rural Centres. A revised approach to Rural Centres policy is proposed as set out in the Recommendations section. It is considered that Great Abington is not an appropriate village for consideration as a Rural Centre or Minor Rural Centre. The settlement has a very limited range of facilities, with only one shop/post office and it is considered that the village does not serve a local hinterland beyond the village itself. In mid-2002 the population of the village was 840. It would be contrary to the guidance given in Policy 1/1 and paragraph 1.17 of the Structure Plan to designate a settlement of this size as a Rural Centre or Minor Rural Centre.

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6037 (Land North of Glebe Road, Barrington)	6059 (Land off Homingsea Road, Fen Ditton)	6082 (Land between Cambridge Road & Thriplow Road, Fowlmere)	The proposed categories of settlements does not permit sufficient flexibility. A further category should be introduced between Rural Centres and Group Villages. This would facilitate growth in those settlements with a reasonable level of services and accessibility, but which do not qualify as a Rural Centre.	The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. Beyond this, there is no need to make any further housing allocations and development in lower order villages is limited to infill only, of a scale compatible with its location. Villages not classified as Rural Centres are less sustainable in terms of location and level of services and facilities, which makes them unsuitable for larger than Group level infill.
3837 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford)	3836 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford)	5921 - The Davison Group (Land behind Elsworth Primary School)	Falls to make any provision for larger sites coming forward, where a balanced redevelopment scheme could contribute to and improve the existing sustainability. We therefore consider our site should be included as a residential-led allocation.	Allocating sites for residential development adjoining group villages on sites currently outside the village framework would be contrary to the search sequence detailed in Policy P1/1 of the Structure Plan. The Urban Capacity Study demonstrates sufficient land available further up the search sequence for sites. Most South Cambridgeshire villages are at the margins of sustainability when it comes to additional growth. The rural settlement policy permits a level of development appropriate to the size and availability of services. In particular within group villages, a slightly larger scale of development is permitted than infill villages, due to the services available. It would be unsustainable to allocate large sites due to the disproportionate number of additional journeys this would create.

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5934 - Lighthouse Developments (Land North of Bogs Gap Lane, Steeple Morden)	<p>Object</p> <p>The definition of Group and Infill villages is too prescriptive. There are sites in smaller villages which could accommodate limited residential development to the benefit of village arm amenity. The land at Bogs Gap Lane, Steeple Morden relates more property to the built-up village than the countryside.</p>	<p>Allocating sites for residential development adjoining group villages on sites currently outside the village framework would be contrary to the search sequence detailed in Policy P1/1 of the Structure Plan. The Urban Capacity Study demonstrates sufficient land available further up the search sequence for sites. Most South Cambridgeshire villages are at the margins of sustainability when it comes to additional growth. The rural settlement policy permits a level of development appropriate to the size and availability of services. In particular within group villages, a slightly larger scale of development is permitted than infill villages, due to the services available. It would be unsustainable to allocate large sites due to the disproportionate number of additional journeys this would create.</p>
5956 (Land at Frog End, Shepreth)	<p>Object</p> <p>Shepreth should be designated as a Group village on account of its range of services and facilities. The presence of the railway station substantially increases its sustainability. Consideration should be given to including some, or all of the land at Frog End, Shepreth to facilitate additional development to meet local needs.</p>	<p>Shepreth was classified as an infill village in Local Plan 2004 and failed to meet the criteria in CS7 for inclusion as a Group village. Whilst there is access to more sustainable travel through the railway station, it would not be sustainable to allow larger amounts of housing development in a location where residents will need to travel outside the village to access even the more basic facilities.</p>

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5894 (Land North of Warrington Farm, Dry Drayton)	<p>Object</p> <p>Given the proposed reduction in village categories the maximum of 8 dwellings, or exceptionally 15 dwellings in Group villages is too restrictive. It is considered that there are sites within Group villages which could accommodate in excess of 15 dwellings, and in the interests of achieving Government aims for housing density, additional numbers should be facilitated. Greater flexibility is needed to facilitate the maximum use of sites such as our client's at Warrington Farm, Dry Drayton.</p>	<p>Allocating sites for residential development adjoining group villages on sites currently outside the village framework would be contrary to the search sequence detailed in Policy P1/1 of the Structure Plan. Most South Cambridgeshire villages are at the margins of sustainability when it comes to additional growth. The rural settlement policy permits a level of development appropriate to the size and availability of services. In particular within group villages, a slightly larger scale of development is permitted than infill villages, due to the services available. It would be unsustainable to allocate large sites due to the disproportionate number of additional journeys this would create. In addition, preferred option CS10 proposes that green belt boundaries remain the same as Local Plan 2004, unless altered by an area action plan.</p>
6032	<p>Object</p> <p>The proposed categorisation of villages into 3 groups does not provide sufficient flexibility for the distribution of future growth. An additional category should be identified between the suggested Rural Centres and Group Villages.</p>	<p>The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. Beneath Rural Centres, the Structure Plan P5/5 allows for small-scale housing development in villages taking into account the need for affordable housing, village character and the level of jobs and services etc. The smaller villages tend to have a limited range of facilities and services, which makes it necessary for people to travel outside the village for most of their daily needs. It would be unsustainable to allow large developments in these villages and generate a disproportionate number of additional journeys. Therefore the non Rural Centre villages have been subdivided into two groups, to reflect the level of infill development that should be permissible compatible with its location, an approach that was scrutinised and updated during the preparation of Local Plan 2004.</p>

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5896 (Land North of Pettitt's Close, Dry Drayton) 6054 - Balsham (Building) Ltd (7 High Street, Balsham) 2840 - Thriplow Farms Ltd (The Granary, Lodge Road, Thriplow) 6003 - H C Moss (Builders) Ltd (Land at East Farm, Melbourn)	Object It is considered that there are sites within Group villages which could accommodate in excess of 15 dwellings.	The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. Beyond this, there is no need to make any further housing allocations and development in lower order villages is limited to infill only, of a scale compatible with its location. Villages not classified as Rural Centres are less sustainable in terms of location and level of services and facilities, which makes them unsuitable for larger than Group level infill.
2585 - FPD Savills 5945 - D H Barford & Co 5167 - Laing Homes North Thames	Object Object to the word "redundant". Redundancy is not an issue in the current version of PPG3 relating to the definition of previously developed land. The maximum of 15 dwellings could preclude sustainable development schemes.	The reference to "redundant" brownfield sites is necessary to avoid conflict with other policies in the LDF. For example, policies resisting the change of use from employment to residential, and resisting the loss of facilities and services in villages. These policies are necessary to maintain balanced communities. Therefore, not all brownfield sites should be deemed suitable for housing redevelopment in the first instance. For example, an employment site should be reused for employment in first instance and only if it becomes redundant from that use will it be considered for housing. A threshold for a maximum of 15 dwellings is needed to ensure that the scale of development is compatible with its location, in a less sustainable village, in terms of its location and facilities and services.

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5851 (Site at Whitecroft Road, Meldreth) 2860 - January's 6087 6091 5714 - Dixon International Group Ltd	Object Object to the continued classification of villages below Rural Centre status as Group or Infill villages. There is no need to continue the Local Plan 2004 hierarchy, which is inconsistent with the Structure Plan Strategy. Beneath Rural Centres the policy should remain flexible and allow each case to be judged on its merits. There is no need for a numerical constraint on development or redevelopment for housing within village frameworks. The settlement categories are too prescriptive, in determining the ability of a village to accommodate future growth, greater emphasis should be given to its location with regard to other major settlements.	Beneath Rural Centres, the Structure Plan P5/5 allows for small-scale housing development in villages taking into account the need for affordable housing, village character and the level of jobs and services etc. The smaller villages tend to have a limited range of facilities and services, which makes it necessary for people to travel outside the village for most of their daily needs. It would be unsustainable to allow large developments in these villages and generate a disproportionate number of additional journeys. Therefore the non Rural Centre villages have been subdivided into two groups, to reflect the level of infill development that should be permissible compatible with its location, an approach that was scrutinised and updated during the preparation of Local Plan 2004.
6605 6597 - J W Burgess & Son	Object Swavesey should not be restricted to a Group village and should be a lower order service village where more housing is allowed.	The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. Beyond this, there is no need to make any further housing allocations and development in lower order villages is limited to infill only, of a scale compatible with its location. Villages not classified as Rural Centres are less sustainable in terms of location and level of services and facilities, which makes them unsuitable for larger than Group level infill.

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6013 (Land East of Recreation Ground, Over) 6015 (Land East of Recreation Ground, Over)	Object	Qualifying criteria for Rural Centres are too prescriptive and that, as a consequence, too few villages are identified as being capable of moderate growth. The concentration of growth in 5 Rural Centres is thought undesirable. Over is a village capable of accommodating more than 8-15 dwellings, which is all that would be facilitated in a Group village. The sustainability of the settlement will be further enhanced by the proposed transportation system on the St Ives to Cambridge railway line. Within Over, our client's land adjacent to the Doles/New Road is considered ideal for further residential development.	Paragraph 1.17 of the Adopted Structure Plan states that "Rural Centres will generally have a population of at least 3,000". It is considered that a population of 3,000 is required to support the level of services and facilities that is associated with a Rural Centre. If a lower threshold than this were adopted it might result in the designation of villages where the viability of the services and facilities necessary to be designated as a Rural Centre was more at risk. Agree that guidance contained in Structure Plan para 1.17 with regard to selection of rural centres may have been applied in an over-prescriptive way. Minor Rural Centres will be designated in order to take account of the way in which some villages serve a rural hinterland. Over does not have a population of above 3,000, and therefore would not be proposed for inclusion as a Rural Centre or Minor Rural Centre.
6025 - Dossett Brothers (Land North of Kings Close, Barton)	Object	Criteria for defining settlement category is too prescriptive. In determining the ability of a village to accommodate further growth, greater emphasis should be given to its location with regard to other major settlements and facilities. Barton is an ideal sustainable location close to Cambridge which could accommodate further significant growth. Our client's land off King's Grove, Barton is promoted for residential development.	The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. Beyond this, there is no need to make any further housing allocations and development in lower order villages is limited to infill only, of a scale compatible with its location. Villages not classified as Rural Centres are less sustainable in terms of location and level of services and facilities, which makes them unsuitable for larger than Group level infill.
6044 (Land adjoining College Farm, Horseheath) 6047 (Land adjoining College Farm, Horseheath)	Object	Definition of permitted development in Group villages is considered too limiting. There are sites in smaller villages which could accommodate limited residential development to the benefit of village amenity. Our client's land at Horseheath should be included within the village framework.	It is not considered appropriate to amend the village framework to include farm buildings as farms are a countryside use and do not constitute previously developed land according to the definition in PPG3.

3407	Support	Support the designation of Swavesey as a Group Village but that the designation to be widened to include the ability to grant suitable peripheral development.	Support noted. Detailed examination of housing land supply information shows that the 20,000 dwellings for the period 1999-2016 can be met in the higher order locations; edge of Cambridge, Northstowe and in the Rural Centres, in accordance with the Structure Plan. Therefore, there is no need to allocate further sites.
2265 - Gamlingay Parish Council 1396 - Gamlingay Parish Council 5551 5950 - D H Barford & Co 2869 - Steeple Morden Parish Council	Support	Intention to retain Group Village classification is supported. This will maintain the established settlement hierarchy with scope for development that will support infrastructure and services within the medium sized villages.	Support noted.

Decision on CS7 Group Villages - Preferred Approach

Develop the preferred approach into a policy in the Core Strategy, as modified.

Identify an additional category of settlement, that of Minor Rural Centres. Minor Rural Centres would be between Rural Centres and Group Villages in the settlement hierarchy. Minor Rural Centres would be those villages that, whilst failing to meet the criteria set out in the Structure Plan, nevertheless perform a role in terms providing services and facilities for a rural hinterland. In Minor Rural Centres, the acceptability of all developments of a scale above Group level would be dependent on existing facilities being improved. The maximum size of development permitted would be small estate level, i.e. up to an upper limit of 25 dwellings. No peripheral housing allocations would be made in Minor Rural Centres.

CS8 Infill Villages - Preferred Approach

1464	Object	<p>Infilling promotes seamless ribbon development within village frameworks.</p> <p>Traditional rural villages are characterized by a mix of buildings interspersed with the softening effects of vegetation, much of which is being lost.</p> <p>There is also a significant loss of amenity to the whole community when family recreational space is built on.</p>	<p>Regardless of where housing allocations are made, it has been the approach to allow limited infill development in the smaller villages, appropriate to their location, to meet local needs, make best use of previously developed land and support local services and facilities. CS8 is designed to protect the character of the village, by restricting infill to 2 dwellings on sites that do not form an essential part of village character and ensuring development is sympathetic to its surroundings. Other policies in the LDF will also ensure development is in keeping with its surroundings and that any open space of importance to the character of the village is protected, in order to preserve the character of these villages from unsuitable development.</p>
1590 - Weston Colville Parish Council	Object	<p>Weston Colville is no doubt classified as an 'Infill Village' under CS8. However at the moment we do have a food shop, a permanent post office, a good village hall, an arts centre and an excellent cricket pitch, although we lack a primary school there is one close by at Balsham.</p>	<p>Infill villages have been classified as those without a primary school, as this is a critical indicator for the level of facilities and services within villages. Whilst Weston Colville has access to Balsham primary school, it is 5km (3 miles) away and not within close enough walking and cycling distance. The smaller villages tend to have a very limited range of facilities and services, which makes it necessary for people to travel outside the village for most of their daily needs. It would be unsustainable to allow larger amounts of developments in the village, as would be allowed in CS7 Group Villages, and generate a disproportionate number of additional journeys.</p>

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5715 - Dixon International Group Ltd	Object	Object to the continued classification of villages below Rural Centre status as Group or Infill villages. There is no need to continue the Local Plan 2004 hierarchy, which is inconsistent with the Structure Plan Strategy. Beneath Rural Centres the policy should remain flexible and allow each case to be judged on its merits. Therefore there is no need for a numerical constraint on development or redevelopment for housing within village frameworks. This option contradicts CS1 & CS2. CS3 & CS4 will provide suitable control on development.	Regardless of where housing allocations are made to meet the housing strategy, it has always been the approach to allow limited infill development in the smaller villages, appropriate to their location, to meet local needs, make best use of previously developed land and support local services and facilities. Whilst there will be no housing allocations in these villages (consistent with the Structure Plan) there is a need to further classify these villages into Group and Infill Villages in order to provide a guide to the suitable level of infill development having general regard to their location and level of services and facilities.
4004 - Bidwells Property Consultants	Object	Policy CS8 is also unnecessary.	It is important that small amounts of infilling are permitted in order to meet local needs, make best use of previously developed land and support local services and facilities. However, the smaller villages tend to have a limited range of facilities and services, which makes it necessary for people to travel outside the village for most of their daily needs. It would be unsustainable to allow large developments in these villages and generate a disproportionate number of additional journeys. The approach for Group and Infill Villages was scrutinised and updated during the preparation of Local Plan 2004.

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3299 - Hinxton Parish Council	Object	<p>At a strategic level we do not accept the need to locate another 18,000 homes in the area and believe this assertion is based on unrealistic projections of demand.</p> <p>The proposed new settlement of 8,000 homes at 'Hanley Grange' is a speculative move by a developer to exploit the LDF and create housing not for local people, but principally to serve commuters and proposed expansion at Stanstead. Local road and rail infrastructure is woefully inadequate to support even current usage. We wish to support the rural environment around Cambridge, preserving a halo of small villages and protecting the green belt.</p>	<p>The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and a hierarchy for its location. The LDF must be in conformity with this strategy, and is planning for 20,000 dwellings in the period 1999-2016. There has been some discussion at the regional level surrounding a potential additional 18,000 dwellings, which relates to RSS14, covering the period to 2021, which is beyond the remit of the LDF.</p>
4682 - Countryside Properties (Special Projects) Plc	Object	<p>The Council should have considered whether or not general tightening of policy in the Rural Centres and larger villages could lead to reduced levels of intensification, infill and village expansion, thereby more effectively reducing the adverse effects of sporadic rural development.</p> <p>Alternative Option for CS8: Deletion of this policy or reduction in the dwelling threshold to one.</p>	<p>It is important that small amounts of infilling are permitted in order to meet local needs, make best use of previously developed land and support local services and facilities. However, the smaller villages tend to have a limited range of facilities and services, which makes it necessary for people to travel outside the village for most of their daily needs. It would be unsustainable to allow large developments in these villages and generate a disproportionate number of additional journeys. The approach for Group and Infill Villages was scrutinised and updated during the preparation of Local Plan 2004.</p>

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3261 - West Wratting Park Estate (Land North of the Causeway, West Wratting)	<p>Object</p> <p>The proposal is to alter the village framework at The Causeway, as shown on the attached plan. Essentially, the proposal would rationalise the position of the village framework, better to coincide with the obvious distinction between village and countryside. As suggested, it follows an obvious boundary on the ground, whereas as currently approved, it is illogical, running through the middle of a plot of land, following no obvious boundary.</p>	<p>Allocating sites for residential development adjoining infill villages on sites currently outside the village framework would be contrary to the search sequence detailed in Policy P1/1 of the Structure Plan. Most South Cambridgeshire villages are at the margins of sustainability when it comes to additional growth. The rural settlement policy permits a level of development appropriate to the size and availability of services. In particular within infill villages, development is limited to upto 2 dwellings, due to the very limited level of services and facilities available. It would be unsustainable to allocate sites due to the disproportionate number of additional journeys this would create.</p>
5935 - Lighthouse Developments (Land North of Bogs Gap Lane, Steeple Morden)	<p>Object</p> <p>The definition of Group and Infill villages is too prescriptive. There are sites in smaller villages which could accommodate limited residential development to the benefit of village amenity. The land at Bogs Gap Lane, Steeple Morden relates more properly to the built-up village than the countryside.</p>	<p>Allocating sites for residential development adjoining group villages on sites currently outside the village framework would be contrary to the search sequence detailed in Policy P1/1 of the Structure Plan. The Urban Capacity Study demonstrates sufficient land available further up the search sequence for sites. Most South Cambridgeshire villages are at the margins of sustainability when it comes to additional growth. The rural settlement policy permits a level of development appropriate to the size and availability of services. In particular within group villages, a slightly larger scale of development is permitted than infill villages, due to the services available. It would be unsustainable to allocate large sites due to the disproportionate number of additional journeys this would create.</p>

6033	Object	The proposed categorisation of villages into 3 groups does not provide sufficient flexibility for the distribution of future growth. An additional category should be identified between the suggested Rural Centres and Group Villages.	The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. Beyond this, there is no need to make any further housing allocations and development in lower order villages is limited to infill only, of a scale compatible with its location. Villages not classified as Rural Centres are less sustainable in terms of location and level of services and facilities, which makes them unsuitable for larger than Group level infill.
6060 (Land off Homingsea Road, Fen Ditton)	Object	The proposed categorisation of villages into 3 groups does not provide sufficient flexibility. There is a need for an intermediate category between a Rural Centre and Group Village. The capacity of a village to accommodate further growth is dependent on a range of factors, and size is not the most significant factor. It is considered that the sustainability of a settlement to other facilities is of over-riding importance. In this regard the relationship, and proximity, of Fen Ditton to the development proposed within Cambridge City is very significant as it means that the area is able to benefit from nearby facilities. As a consequence it is considered that our client's land at Fen Ditton is very suitable for development.	The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. Beyond this, there is no need to make any further housing allocations and development in lower order villages is limited to infill only, of a scale compatible with its location. Villages not classified as Rural Centres are less sustainable in terms of location and level of services and facilities, which makes them unsuitable for larger than Group level infill.

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6075 - Yardline Limited (Land East of High Street, Pampisford)	Object In determining the classification of villages, account should be taken of the fact that growth in some areas was previously restricted by the Area of Restraint designation. Pampisford was previously an infill village although the range of services and employment opportunities are thought to justify a Group village classification. Our client's land at High Street is considered to be an ideal site for residential development.	The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. Beyond this, there is no need to make any further housing allocations and development in lower order villages is limited to infill only, of a scale compatible with its location. Villages not classified as Rural Centres are less sustainable in terms of location and level of services and facilities, which makes them unsuitable for large scale infill.
2861 - Januarys 3168 - McCann Homes Limited 6089 6630 - West Wratting Park Estate (Site at West Green) 2851 - West Wratting Park Estate (Site at West Wratting) 6092	Object Policy is too restrictive with regards to the accepted level of growth in these villages. The sole criterion of whether a village has a primary school is extremely arbitrary, and thus inappropriate. In small villages or hamlets with static or declining populations, policy latitude should allow for exceptional cases, which bring advantage to these small communities.	Infill villages have been identified as those without a primary school, as this is a critical indicator for the level of facilities and services within villages. It is important that small amounts of infilling are permitted, appropriate to their location, in order to meet local needs, make best use of previously developed land and support local services and facilities. However, the smaller villages tend to have a very limited range of facilities and services, which makes it necessary for people to travel outside the village for most of their daily needs. It would be unsustainable to allow large developments in these villages and generate a disproportionate number of additional journeys. The approach for Group and Infill Villages was scrutinised and updated during the preparation of Local Plan 2004.

6026 - Dossett Brothers (Land North of Kings Close, Barton)	Object	Criteria for defining settlement category is too prescriptive. In determining the ability of a village to accommodate further growth, greater emphasis should be given to its location with regard to other major settlements and facilities. Barton is an ideal sustainable location close to Cambridge which could accommodate further significant growth. Our client's land off King's Grove, Barton is promoted for residential development.	The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. Beyond this, there is no need to make any further housing allocations and development in lower order villages is limited to infill only, of a scale compatible with its location. Villages not classified as Rural Centres are less sustainable in terms of location and level of services and facilities, which makes them unsuitable for larger than Group level infill.
6045 (Land adjoining College Farm, Horseheath) 6049 (Land adjoining College Farm, Horseheath)	Object	Definition of permitted development in Group villages is considered too limiting. There are sites in smaller villages which could accommodate limited residential development to the benefit of village amenity. Our client's land at Horseheath should be included within the village framework.	It is not considered appropriate to amend the village framework to include farm buildings as farms are a countryside use and do not constitute previously developed land according to the definition in PPG3.
5552 5942 - D H Barford & Co 3149 - CPRE Cambridgeshire 4561 - Bayer CropScience Ltd	Support	Support the approach that was scrutinised and updated during the preparation of Local Plan 2004. This will facilitate growth to meet local needs and support services in villages, consistent with advice in PPS7.	Support noted.

Decision on CS8 Infill Villages - Preferred Approach

Develop preferred approach into a policy in the Core Strategy, as modified.

Chapter 3. The Cambridge Green Belt

CS9 Green Belt Objectives - Preferred Approach

2424 - RAVE	Object	<p>The fourth bullet point should be deleted. A potential breach of the policy should not be included as one of its objectives, if a release of land on the periphery of a Rural Centre is to be considered it should have to be considered as a departure and evaluated on that basis.</p>	<p>The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. The designation of a settlement as a Rural Centre does not necessarily mean that any housing growth, other than 'windfall' development, occurs. RC3 in the Rural Centres DPD outlines the proposed approach to development in the Rural Centres. Detailed examination of housing land supply information shows that at the Rural Centres there is scope to more than meet the outstanding housing numbers at Cambourne through increased densities on the remaining land. Therefore, there is no need to allocate sites at any other Rural Centre.</p>
6602 (Land at Water Lane/Kettles Close, Oakington)	Object	<p>There should be a review of the green belt to exclude anomalies that exist in it, such as our site in Oakington.</p>	<p>The Cambridge Green Belt was refined, removing any anomalies in the South Cambridgeshire Local Plan 2004.</p>

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4003 - Bidwells Property Consultants
 Object
 Policy CS9 is introduced by paragraph 3.6 which prays in aid PPG2. In this process, however, paragraph 3.6 corrupts what PPG2 (Revised) of January 1995 actually says.

Paragraph 2.9 of PPG2 refers to readily recognisable features such as roads, streams, belts of trees or woodland edges. Paragraph 3.6 of the POR does not reflect that guidance in that it adds in far less substantial features and could imply minds already made up in certain locations.

Paragraph 2.8 of PPG2 (Revised) also counsels against drawing (or re-drawing) boundaries excessively tightly.

Both aspects of Central Government advice need to be properly reflected in CS9.

Para. 3.6 accords with the guidance in PPG2 (para.2.9).

2862 - Januarys
 3959 - Ashwell (Barton Road)
 Limited

Object

The preferred objective should allow for the limited growth of not only Rural Centres but other villages also where appropriate. There should be flexibility in defining the Green Belt to allow for smaller scale non-strategic but sustainable development on the edge of Cambridge.

The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. In some instances this requires the removal of limited amounts of land from the Cambridge Green Belt. As such the Green Belt boundary needs to be reviewed. However, the only revisions to the Green Belt boundary should take place in these growth locations, to avoid being in conflict with PPG2. Where revisions to the boundary will be necessary, these should be dealt with in detail through the relevant AAP.

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3644 - House Builders Federation	Object	The text is considered to be potentially misleading as on the one hand it talks about the boundaries of the Cambridge Green Belt remaining as currently set out in the South Cambridgeshire local plan, and on the other hand referring to changes to the Green Belt that will be necessary via the Area Action Plans.	CS10 clearly states the Green Belt will remain unchanged except at the growth locations on the edge of Cambridge and at Northstowe, which will be dealt with through the Area Action Plans.
4562 - Bayer CropScience Ltd	Object	<p>It is essential that adequate long-term housing provision is provided for in a Green Belt review.</p> <p>Generally support subject to comments made in respect of Option CS7 above.</p> <p>This Option or the suite of Options needs to be adjusted to permit exceptions in appropriate circumstances such as windfall brownfield opportunities.</p> <p>"To allow for the limited growth of Rural Centres where appropriate" is too qualified to be an adequate policy and is in direct conflict with the purposes of the Green Belt. Green belt boundaries should be strengthened. It appears to easy to move them to build housing.</p>	Noted. CS11 and PPG2 provide clear guidance on the sorts of development permitted in the Green Belt, including exceptions. In addition, CS12 permits redevelopment of Major Developed Sites within the Green Belt.
3655 - Histon & Impington Parish Councils	Object		The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. In some instances this requires the removal of limited amounts of land from the Cambridge Green Belt. As such the Green Belt boundary needs to be reviewed. However, the only revisions to the Green Belt boundary should take place in these growth locations, to avoid being in conflict with PPG2. Where revisions to the boundary will be necessary, these should be dealt with in detail through the relevant AAP.
5218 - Holywell-cum-Needlingworth Parish Council	Object		

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6169 5981 - The W Scambler Trust (Land North of Warrington Farm, Dry Drayton) 5966 - Capital & Counties Properties UK Ltd (Land West of Iida Darwin Hospital, Fulbourn) 6165 (Land adjacent to Pieces Lane Waterbeach) 6027 - Dosssett Brothers (Land North of Kings Close, Barton)	Object Our client's land should be removed from the Green Belt. Failure to re-assess the Green Belt boundary will lead to less sustainable development being preferred in some cases. The Green Belt in locations close to Cambridge must be released and re-drawn to facilitate a more even distribution of growth in sustainable locations.	The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. In some instances this requires the removal of limited amounts of land from the Cambridge Green Belt. As such the Green Belt boundary needs to be reviewed. However, the only revisions to the Green Belt boundary should take place in these growth locations, to avoid being in conflict with PPG2. Where revisions to the boundary will be necessary, these should be dealt with in detail through the relevant AAP.	
3159 - CPRE Cambridgeshire 6228 - Gallagher Longstanton Ltd	Object It is unclear protecting the setting and character of all settlements falls within the purposes of including land in the Green Belt as set out in PPG2 or in terms of the specific purposes of the Cambridge Green Belt.	The wording should reflect and be consistent with the guidance in PPG2.	Revisit wording of Bullet 3 in light of PPG2.
5747 - The English Courtyard Association	Object CS9 and para 3.7 Green Belt boundaries must be drawn consistent with PPG2. Where this is not the case the boundary should be altered. Minor changes can be allowed in the LDF. CS9 needs to be revisited to accord fully with PPG2.	The Cambridge Green Belt was refined, removing any anomalies, in the South Cambridgeshire Local Plan 2004. CS10 clearly states the Green Belt will remain unchanged except at the growth locations on the edge of Cambridge and at Northstowe, which will be dealt with through the Area Action Plans.	
1288 - British Horse Society (Cambridgeshire)	Support Para 3.6 Please either replace the word "footpath" with "public rights of way" or keep the word "footpath" and add after it "and bridleways"	Agree. Change references to 'footpaths' to 'Rights of Way' as this includes bridleways etc., with a wider range of permissible users.	Change references to 'footpaths' to 'Rights of Way'.
2750	Support Support increased provision in public rights of way, but this should include bridleways not just footpaths; footpath should be upgraded to bridleway wherever at all possible.	Support noted. Bullet 5 refers to public access in a wider sense.	

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4225 - Cambridgeshire County Council	Support	The approach is supported, although reference could also be made to ensuring the protection of green corridors running from the countryside into the urban area, as indicated in the Structure Plan	Support noted. Bullet 5 refers to public access in a wider sense.
5539 - Triplow Parish Council 1932 1289 - British Horse Society (Cambridgeshire) 2588 - FPD Savills 3775 - English Heritage 4787 5320 5532 5553 3135 3487 4786 - Atkins Property Developments Ltd 5450 - Trumpington Meadows Land Company (TMLC proposed Monsanto Site) 5526 - The Fairfield Partnership	Support	Support the Green Belt objectives. The Green Belt will ensure that the character of the settlements around the edge of Cambridge will be preserved and that development pressures should be directed more appropriately to the selected settlements beyond the outer boundary of the Green Belt.	Support noted.

Decision on CS9 Green Belt Objectives - Preferred Approach

Develop preferred approach into a policy in the Core Strategy, as modified.

CS10 Green Belt Boundary - Preferred Approach

2589 - East of England Development Agency

Object

EEDA requests that a more explicit reference is required within the policy to ensure a consistent and comprehensive review of Green Belt boundaries through joint working with Cambridge City Council. By doing so, this will ensure that sufficient and suitable land comes forward through a co-ordinated and transparent process to fulfill the Sustainable Communities Plan and the objectives of the Cambridge Sub region strategy.

There will be joint working with Cambridge City Council on the production of the Cambridge East AAP, therefore, it goes without saying that the Green Belt boundary will be reviewed jointly.

3830 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford)

Object

The Council should be looking to minimise the extent of land to be released from the green belt, by maximising housing supply on more appropriate sites, particularly previously developed brownfield sites. Hence our site should included as a residential led allocation.
This is also mentioned in paragraphs: 1.13, 1.14, 2.4 & 2.8

The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. Detailed examination of housing land supply information, including windfall development on brownfield sites, shows that at the Rural Centres there is scope to more than meet the outstanding housing numbers at Cambourne through increased densities on the remaining land. Therefore, there is no need to allocate more sites.

3645 - House Builders Federation
4347 - Cambridgeshire County Council
2864 - January's
4011 - Bidwells Property Consultants

Object

Review is not in accordance with the Structure Plan's requirements. It is essential that adequate long-term housing provision is provided for in a Green Belt review. The approach of restricting changes to those in Area Action Plans conflicts with proposals to allocate sites on the periphery of rural centres without sufficient internal capacity.

The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. In some instances this requires the removal of limited amounts of land from the Cambridge Green Belt. As such the Green Belt boundary needs to be reviewed. However, the only revisions to the Green Belt boundary should take place in these growth locations, to avoid being in conflict with PPG2. Where revisions to the boundary will be necessary, these should be dealt with in detail through the relevant AAP.

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4584 - Chancellor, Masters & Scholars of the University of Cambridge	Object	LDF should make reference to preparation of Area Action Plan for North West Cambridge as a vehicle for redrafting the green belt boundary. CS10 should make specific reference to North West Cambridge urban extension.	Noted. CS10 refers to the urban extensions of Cambridge collectively and North West Cambridge is one of them, although it will be part of the second round of AAPs.
4725 - Ashwell (Barton Road) Limited	Object	The plan should allow for a sub-regional multi-sports facility and playing fields and the edge of Cambridge would be an ideal location for this. This should be allowed for in a review of the Green Belt boundary.	The location of such a facility within the Green Belt would be contrary to PPG2. The Green Belt is only being reviewed at the locations necessary to accommodate the development as set out in the development strategy.
5133 - Ramblers' Association Cambridge Group 1474	Object	We remain concerned at the potential for erosion of the Cambridge Green Belt by piece-meal development. If exceptions are to be allowed these will proliferate over time. The Green Belt must remain sacrosanct.	The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. In some instances this requires the removal of limited amounts of land from the Cambridge Green Belt. As such the Green Belt boundary needs to be reviewed. However, the only revisions to the Green Belt boundary should take place in these growth locations, to avoid being in conflict with PPG2. Where revisions to the boundary will be necessary, these should be dealt with in detail through the relevant AAP.

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	Object	
1933		
5556		
5554		
5810 - The Felix Hotel (The Felix Hotel, Huntingdon Road, Girton)	Rather than leave all green belt boundaries as they are, the opportunity should be taken to modify the boundary where obvious changes, including where development has been built as a result of planning approval, reinforcing what is an obvious anomaly.	The Cambridge Green Belt was refined, removing any anomalies, in the South Cambridgeshire Local Plan 2004. The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. In some instances this requires the removal of limited amounts of land from the Cambridge Green Belt. As such the Green Belt boundary needs to be reviewed. However, the only revisions to the Green Belt boundary should take place in these growth locations, to avoid being in conflict with PPG2. Where revisions to the boundary will be necessary, these should be dealt with in detail through the relevant AAP.
2819 (Proposed Green Belt boundary change north of Teversham)		
4470 - LDA Design		
6040 - C & A Locke (Land at Granta Cottage, Mill Lane, Whitesford)		
6085 - Capital & Counties Properties UK Ltd (Land West of Ida Darwin Hospital, Fulbourn)		
6167 - NIAB (NIAB land, Girton)		
5748 - The English Courtyard Association		
3277 - Grantchester Townlands Charity		

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Object	The Preferred Options have not identified sufficient land which will be available for development to meet the housing target and therefore further changes to the Green Belt boundary may need to be made. To accommodate a significant number of new dwellings in sustainable locations close to Cambridge, the Green Belt needs to be re-appraised. Client's land should be removed from the Green Belt.	The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. In some instances this requires the removal of limited amounts of land from the Cambridge Green Belt. As such the Green Belt boundary needs to be reviewed. However, the only revisions to the Green Belt boundary should take place in these growth locations, to avoid being in conflict with PPG2. Where revisions to the boundary will be necessary, these should be dealt with in detail through the relevant AAP.
1196 - Willers Brothers (Land at Haslingfield Road, Harston)		
1195 - Willers Brothers (Centenary Works, Button End, Harston) 4785		
5831 (Large site at Mingle Lane and Hinton Way, Great Shelford)		
5796 (Land at Mingle Lane and Hinton Way, Great Shelford)		
5797 (Land at Gog Magog Way, Stapleford)		
5832 (Large site at Mingle Lane and Hinton Way, Great Shelford)		
5904 (Land East of Hinton Way, Great Shelford)		
5843		
5857		
5864		
5886		
5944 (Land either side of Hinds Loder (Track), Fulbourn)		
5969		
3544 - Stannifer		
4727 - Ashwell (Barton Road) Limited		
4825 - Cambs County Council Property & Procurement Department (Land South East of Babraham Road Park and Ride)		
4784 - Atkins Property Developments Ltd 6170		
5982 - The W Scambler Trust (Land North of Warrington Farm, Dry Drayton)		
5948 - Munro Group Ltd (Land North of Cambridge Road, Waterbeach)		
5985 (Dean Grove, Sawston)		

5996 (Land NW of 11 Cambridge Road, Great Shelford)			
6110 - Martin Grant Homes Ltd			
6148 - Martin Grant Homes Ltd			
6111 - Centex Strategic Land			
6166 (Land adjacent to Pieces Lane Waterbeach)			
6028 - Dosssett Brothers (Land North of Kings Close, Barton)			
4749 - Engineering and Design Plastics Ltd (Land South of Yarrow Road, Cherry Hinton)			
4564 - Bayer CropScience Ltd			
6147 - Harcourt Developments Ltd.			
3136	Support	A provision could be added concerning the need to preserve visual quality in the flat landscape areas.	Support noted. This issue will be covered by policies in the Development Principles and Natural Environment Chapters.
3489	Support	Support, with the following additional clause: "and to allow for the limited growth of Rural Centres where appropriate."	Noted. Covered in CS9, at Bullet 4.
3660 - Histon & Impington Parish Councils	Support	We fully support the policies outlined in paragraphs 3.1-3.21, and the retention of the boundary as currently set other than changes required in connection with the AAPs for Northstowe and urban extensions to Cambridge.	Support noted.
5540 - Thriplow Parish Council			
5321			
5533			
4449 - RLW Estates			
5451 - Trumpington Meadows Land Company (TMLC proposed Monsanto Site)			
5524 - The Fairfield Partnership			

Decision on CS10 Green Belt Boundary - Preferred Approach

Develop preferred approach into a policy in the Core Strategy.

CS11 Development in the Green Belt - Preferred Approach

1485	Object	There should be no exception for 'affordable housing'. With the proposed level of new development in the area it must be feasible to fit this in outside the Green Belt, and every 'nibble' at the belt reduces its efficacy.	PPG3 Annex B allows exceptions sites for affordable housing in Green Belts. Given the present shortfalls in affordable housing, this approach should continue in the LDF.
3137	Object	The wording is insufficiently robust to discourage illegal use by travellers or undisclosed changes of use by other landowners, destruction of existing quality housing stock to allow development up to the edge of the Green Belt should be resisted. Landscaping conditions should be applied to all permitted developments in or adjoining Green belt boundaries.	Travellers are subject to the same regulations as anyone else. All development will need to accord with Development Principles policies, which include consideration of landscaping.
2591 - East of England Development Agency	Object	Major Existing Developed Sites: EEDA objects to the wording "redevelopment would be limited to that which would not result in a greater floorspace than the existing built form unless there are significant environmental improvements". The text should define "major development sites". A policy for smaller development sites may also be appropriate.	The wording at para 3.21, restricting redevelopment to that would not result in a greater floorspace, reflects guidance in PPG2. Agree, there should be a definition of Major Developed Sites.
3506 - Anglian Water Services Ltd.	Object	The list of acceptable Green Belt developments should include the relocation of the Cambridge wastewater treatment works.	CS11 reflects general guidance in PPG2. It is not feasible to cover every development eventuality in policy if it is to be flexible. PPG2 provides sufficient guidance for exceptional developments such as for infrastructure.

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3876 - Network Rail (Town Planning Team)	<p>Object</p> <p>Whilst Network Rail appreciate the intentions of this policy, there are concerns over potential conflict with the general maintenance, renewal and improvement of the operational railway. Network Rail make every effort to locate its development appropriately but there are sometimes circumstances when, in the interest of a safe and efficient rail network, it will be necessary to site development in sensitive locations.</p> <p>Network Rail requests that the rail corridors are removed from the designation or the policy should acknowledge that development in these locations for essential infrastructure can be appropriate if it is shown that there are no alternative locations and the development has a wider benefit that outweighs the impact on the immediate area.</p>	<p>PPG2 para 3.13 allows for exceptional large-scale development (such as roads), provided it contributes to the objectives at para 1.6. Therefore, there is no justification for the removal of the Green Belt designation from rail corridors.</p>
2594 - FPDSavills	<p>Object</p> <p>The Council needs policies permitting residential conversions of rural buildings in any new LDF.</p>	<p>PPS7 allows for reuse of some existing buildings in the countryside where it would meet sustainable development objectives. However, reuse for economic development purposes will usually be preferable, but residential conversions may be appropriate in some locations. Housing in the countryside/Green Belt is an issue addressed in the housing chapter.</p>
4723 - Ashwell (Barton Road) Limited	<p>Object</p> <p>Para 3.9</p> <p>Objection is raised to the reference to small scale in the penultimate line. The site at Barton Road South can show significant but essential facilities within a building to support open land sports use for a sub-regional facility. The reference to small scale is therefore inappropriate.</p>	<p>Any development other than "small-scale" development is likely to conflict with the objectives for Green Belts as set out in PPG2 para 1.6.</p>
4565 - Bayer CropScience Ltd	<p>Object</p> <p>The redevelopment of existing brownfield sites in the Green Belt should be included as an additional category.</p>	<p>CS11 accords with PPG2 and existing Major Developed Sites are already included.</p>

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5805 - The Felix Hotel 2865 - Januarys	Object	In addition to permitting extensions and alterations to dwellings, criterion 3 should also refer to other appropriate buildings in the Green Belt. For example, there may be existing buildings in commercial use (including hotels) which could benefit from some additional extensions and/or alterations, which could be carried out without materially affecting the openness of the Green Belt	PPG2 para 3.4 clearly refers to "limited extension, alterations, replacement of existing dwellings" and not to other buildings.
5949 - Munro Group Ltd (Land between Bannold Road/Burgess Road, Waterbeach)	Object	Failure to review the Green Belt will lead to less sustainable development being preferred in some cases. Allocation of our client's land at Cambridge Road, Waterbeach for low-density residential development would not be determined to the character of the area or the character of the Green Belt. Removal of this land from the Green Belt would not compromise the purpose of that designation as it is considered that the open countryside effectively starts to the east of the nearby railway line.	The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. In some instances this requires the removal of limited amounts of land from the Cambridge Green Belt. As such the Green Belt boundary needs to be reviewed. However, the only revisions to the Green Belt boundary should take place in these growth locations, to avoid being in conflict with PPG2. Where revisions to the boundary will be necessary, these should be dealt with in detail through the relevant AAP.
5541 - Thriplow Parish Council 1701 - Cambridgeshire ACRE 1934 5322 5534 5555 6191 - Gallagher Longstanton Ltd	Support	We fully support the policies outlined in paragraphs 3.1-3.21 and the provision of affordable housing as an exception on green belt land is supported where this can meet a recognised local need.	Support noted.
Decision on CS11 Development in the Green Belt - Preferred Approach			
Develop preferred approach into a policy in the Core Strategy.			

CS12 Major Developed Sites - Preferred Approach

2421 - Hauxton Parish Council	Object	<p>The Bayer land is 3 distinct areas:</p> <ol style="list-style-type: none"> 1. Major developed factory site East of the A10. Future use should not significantly impact on local traffic (A10) 2. Residential houses on Church Road Hauxton, and the Mill House and Hauxton Mill (Listed Building) East of the A10 owned by Bayer. Development in excess of 15 dwellings for Group Village brown field sites could be suggested. 3. West of the A10. No development should be allowed which impinges on the CSF 10 Separation of Communities - Preferred Approach. Industrial, commercial or housing development should not be allowed. 	<p>Noted. The full extent of each MDS site will be identified on maps in the LDF and the potential uses for the sites is guided by PPG2.</p>	<p>Ensure the full extent of each MDS site is identified on maps</p>

2434 - RAVE	Object	<p>The list of sites in the Strategy is incomplete since it should include Cambridge Airport. The LDF is already presuming that major development will occur on this site if it is vacated by Marshalls Aerospace. The extent of the release of land for development from the Green Belt on this site should be subject to the procedure set out in PPG 2 Annex C.</p>	<p>The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. In some instances this requires the removal of limited amounts of land from the Cambridge Green Belt. As such the Green Belt boundary needs to be reviewed. However, the only revisions to the Green Belt boundary should take place in these growth locations, to avoid being in conflict with PPG2. Where revisions to the boundary will be necessary, these should be dealt with in detail through the relevant AAP.</p>	

4226 - Cambridgeshire County Council	Object	<p>Two other locations are the Hexcel Composites site at Whittlesford and the Krupp's site at Bourn airfield. They may become available for re-development in the next 12 years.</p>	<p>Bourn Airfield and Hexcel Composites are sites that are not in the Green Belt, therefore MDS status under CS12 would not be applicable.</p>	

4227 - Cambridgeshire County Council	Object	It should be noted that a large proportion of the currently undeveloped land in the Spicers at Sawston site benefits from statutory protection under the Ancient Monuments and Archaeological Areas Act, 1979 (Scheduled Monument Number 24407).	Noted.
3776 - English Heritage	Object	Consideration of these sites has not been possible without a proposals map defining them.	Noted.
4576 - Chancellor, Masters & Scholars of the University of Cambridge	Object	The site at 307 Huntingdon Road should be added to the list of major developed sites within the green belt.	This is not an existing MDS, as the site has yet to be developed and should not be included in CS12.
4566 - Bayer CropScience Ltd	Object	The Bayer CropScience Ltd main industrial site is intensively developed and is not within the Green Belt and there is no case for including it now even as a MDS.	The Preferred Approach proposes to bring the land into the Green Belt (instead of it being an island within the Green Belt) in accordance with PPG2, and therefore it will be a MDS within the Green Belt. The full extent of each MDS will be identified on maps in the LDF.
6171 - Spicers Ltd	Object	Spicers note from CS12, the intention of designating their site at Sawston as a Major Developed Site within the Green Belt. They regret that the Core Strategy does not explain how or when this might happen. They seek the Council's assurance that they will be fully consulted and involved in whatever process the Council has in mind.	Noted. The preferred approach is to bring the Spicers land into the Green Belt (instead of being an island within the Green Belt) in accordance with PPG2, and therefore it will be a MDS within the Green Belt.

5965 - Capital & Counties Properties UK Ltd (Land West of Ida Darwin Hospital, Fulbourn)	Object	Paras 3.18-3.21 It is considered that our client's land would be suitable for an employment use, but may also prove suitable for a laundry facility on the existing Fulbourn and Ida Darwin Hospital site. The land is located within the 'Major Development Site' (MDS), within walking distance of the settlement boundary of Fulbourn (Rural Centre) and Cherry Hinton: a sustainable location. To artificially limit the floor space of the MDS (provided there is no adverse impact on the amenity of the Green Belt) is contrary to the objectives of the Core Strategy. This would enable more efficient use of the site, and allow them to be adapted for the needs of future users.	Limiting the floorspace of MDS is in accordance with the objectives of the Green Belt and PPG2.
2867 - Januarys	Support	We support this policy, but consider that the Council must ensure it does not adhere too slavishly to floorspace limitations based on the quantum of existing buildings on these sites. Often, they will represent sustainable options for further development and could be expanded without impacting materially on the openness of the Green Belt.	Support noted. Limiting the floorspace of MDS is in accordance with the objectives of the Green Belt and PPG2.
5542 - Thriplow Parish Council 5324 5535 5558	Support	We fully support the policies outlined in paragraphs 3.1-3.21. It is important that any development of these sites is contained within the existing development boundary, does not encroach on open land and has no significant visual impact.	Support noted.
6086 - Capital & Counties Properties UK Ltd (Land West of Ida Darwin Hospital, Fulbourn)	Support	Review of green belt boundaries around major developed areas is welcomed.	It is not proposed to review the Green Belt boundary around MDS, only at the major locations for development on the edge of Cambridge and at Northstowe, in accordance with the development strategy.

Decision on CS12 Major Developed Sites - Preferred Approach

Develop preferred approach into a policy in the Core Strategy.

Chapter 4. Development Principles

CS13 Development Principles Objectives - Preferred Approach

4233 - Cambridgeshire County Council
 Object The core strategy has omitted options on:

Site Accesses

Develop a policy in the Core Strategy which could say "The preferred approach for the location of the site accesses for construction vehicles is to avoid residential areas and ensure that any haul roads are located, designed and landscaped in such a way as to avoid any noise, smell, dust, visual or other adverse impacts on existing residents and businesses, as well as on the surrounding environment. Appropriate construction traffic haul roads will need to be agreed with the Local Planning Authority. Also, at the point where any on-site temporary haul routes for construction traffic enter the public highway, provision should be made for the cleaning of vehicle tyres to avoid deposition of mud/debris on the public highway and the generation of dust."

Agree. Although this matter has been addressed in the Area Action Plans, it is more appropriate for inclusion within the Core Strategy. The objectives set out the overarching principles for development and the details will be dealt with in the Sustainable Development Policy.

Ensure the issue of site access and haul roads is addressed in the Sustainable Development Policy.

4234 - Cambridgeshire County Council
 Object

The core strategy has omitted options on:

Storage Compounds, Plant and Machinery
 Develop a policy in the Core Strategy which could say "The preferred approach to any storage compounds, plant and machinery is for them to be located, designed and used to avoid any noise, smell, dust, visual or other adverse impact on existing residents and businesses. Adequate provision will need to be made for the storage of fuel and vehicles in a way that minimises risk of pollution to the surface water or to aquifers."

Agree. Although this matter has been addressed in the Area Action Plans, it is more appropriate for inclusion within the Core Strategy. The objectives set out the overarching principles for development and the details will be dealt with in the Sustainable Development Policy.

Ensure the issue of storage compounds is addressed in the Sustainable Development Policy.

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4236 - Cambridgeshire County Council	<p>Object</p> <p>The core strategy has omitted options on: Construction Activities Develop a policy in the Core Strategy that could say "The preferred approach to construction activities is that contractors will be required to be bound by the requirements of the 'Considerate Contractors Scheme'."</p>	<p>Agree. Although this matter has been addressed in the Area Action Plans, it is more appropriate for inclusion within the Core Strategy. The objectives set out the overarching principles for development and the details will be dealt with in the Sustainable Development Policy.</p>	<p>Ensure there is a requirement in the Sustainable Development policy for developers to be bound by the requirements of the Considerate Contractors Scheme.</p>
4237 - Cambridgeshire County Council	<p>Object</p> <p>The core strategy has omitted options on: Construction Spoil The term 'Construction Spoil' has been used in the Cambridge East and Northstowe AAPs. We think that the term is ill defined and could be argued to include all builders' waste. Deposit of builders waste for land raising would amount to a waste disposal operation which is not intended or supported. The County Council does recommend development of a policy in the Core Strategy and Development Control Policies that addresses the management of waste arising from construction activities in South Cambridgeshire.</p>	<p>Agree. Although this matter has been addressed in the Area Action Plans, it is more appropriate for inclusion within the Core Strategy. The objectives set out the overarching principles for development and the details will be dealt with in the Sustainable Development Policy.</p>	<p>Ensure the management of waste arising from construction activities is addressed in the Sustainable Development policy.</p>
4238 - Cambridgeshire County Council	<p>Object</p> <p>The core strategy has omitted options on: Resource Re-use and Recycling Strategy It is recommended that consideration also be given to a requirement for developers to produce a Resource Re-Use and Recycling Strategy to cover waste arisings during the construction of new developments. Such a strategy would seek to categorise the nature and type of waste/surplus material arising, its volumes and proposals for the dealing (re-use, recycle, recovery or disposal) of each identified component of the surplus materials identified.</p>	<p>The principle of reuse and recycling of construction waste is agreed. Although this matter has been addressed in the Area Action Plans, it is more appropriate for inclusion within the Core Strategy. The objectives set out the overarching principles for development and the details will be dealt with in the Sustainable Development Policy.</p>	<p>Ensure the recycling of redundant building and infrastructure materials is addressed in the Sustainable Development policy.</p>

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4240 - Cambridgeshire County Council	Object	The policy should state that the preferred approach is that any redundant buildings and other infrastructure are recycled to provide a local source of hardcore or other building materials. The policy should state that the District Council would encourage the recycling of existing building materials and in-situ mineral resources by supporting the granting of planning permission [as it is likely to be a County Matter] for plant to process such materials into hardcore and aggregates.	Agree. Although this matter has been addressed in the Area Action Plans, it is more appropriate for inclusion within the Core Strategy. The objectives set out the overarching principles for development and the details will be dealt with in the Sustainable Development Policy proposed in CS14.	Ensure the recycling of redundant building and infrastructure materials is addressed in the Sustainable Development policy (CS14).
3171 - McCann Homes Limited	Object	Development should be designed with a full range of house types and densities within the overall to allow for the needs of the community and the economy and not just limited to a minimum of 30 dph on all sites.	The objectives set out the overarching principles for development and the details should be dealt with in the Housing Chapter and Area Action Plans.	Ensure this is addressed in the Housing Chapter and through the Area Action Plans.
3507 - Anglian Water Services Ltd.	Object	The development principles can only be regarded as consistent with the housing allocations if the Chesterton Sidings site follows the relocation of the Cambridge wastewater treatment works.	900 houses can be accommodated on Chesterton Sidings. This is an allocation in Local Plan 2004 and subject to a separate Masterplan. A Plan monitor and manage approach will be utilised, and the strategy adapted if necessary if problems develop with the site.	
4352 - Cambridgeshire County Council	Object	The list of development principles should be expanded to include the following: "To allow development only where the local authorities are satisfied that appropriate arrangements have been made to ensure that adequate services are available. Planning obligations and contributions will be expected to secure any required provision of capacity in the following services: Education (Nursery, Primary and Secondary), Transport, (including contributions to schemes in area and sub-regional plans), Libraries and One Stop Shops, Social Services, Primary Health Care, Waste Management, Police & Fire Service, Community & Youth Facilities, Indoor Sports Centres, Outdoor Recreational and Play Facilities, Countryside Amenities and Access."	The objectives set out the overarching principles for development and the last bullet seeks to ensure development provides the necessary services and infrastructure to meet its needs. The details as how this will be achieved through S106 etc (including the range of services, facilities and infrastructure which will be required), would be dealt with in other policies, particularly CS18 'Development Criteria' as an overarching policy with individual issue based policies e.g. CS81 for transport and in the section of the Core Strategy covering Planning Obligations.	Ensure adequate policies to secure S46 (previously known as S106) contributions for a range of infrastructure, facilities and services are incorporated into CS18 'Development Criteria', the Planning Obligations chapter and any specific issue based policies.

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3349 - English Partnerships	Support	English Partnerships supports the policy objectives set out in the principle objectives. The critical objective in this context is 'place making'. The policy should emphasise the principles of connectivity, local context and legibility as key features in developing a sense of place and identity.	Noted. The objectives set out the overarching principles for development and the details should be dealt with in the Sustainable Development Policy.	Ensure that 'place making' and creating a 'sense of place' is addressed in the Sustainable Development policy.
The policy should recognise the need to achieve a critical scale and balance of development, which will ensure balanced communities that can then contribute to the long-term viability of public and social infrastructure such as schools and local centres.				
6496 - The Ely Group of Internal Drainage Boards 5559 5453 - Trumpington Meadows Land Company 6192 - Gallagher Longstanton Ltd 4567 - Bayer CropScience Ltd	Support	Support the development principles objectives, in particular to the need to ensure that major developments are planned according to the principles of sustainable development, and the need for adequate provision of services and infrastructure.	Support noted.	
3778 - English Heritage	Support	This policy might include a reference to integration with existing built form.	Agree. Amend bullet 2 to include reference to integration with the existing built form.	Amend bullet 2 to read "To ensure high quality new development that protects and enhances the character of the district and local distinctiveness through careful integration with the existing built form."

Decision on CS13 Development Principles Objectives - Preferred Approach

Develop preferred approach into a policy in the Core Strategy, as modified.

CS14 Sustainable Development - Preferred Approach

3345 - Norfolk, Suffolk and Cambridgeshire Strategic Health Authority	Object	The Strategic Health Authority would expect to see agreed Health objectives incorporated within the key sustainability themes.	Noted. This should be included in the Sustainable Development Policy.	Ensure that the health objectives are addressed in the Sustainable Development policy.
3220 - South Cambridgeshire Primary Care Trust	Object	The PCT supports this approach but would expect to see agreed Public health and Health Service objectives incorporated within the key sustainability themes.	Support noted. Public health and health service objectives which can be addressed through planning would be included in the Sustainable Development Policy.	Ensure that relevant health objectives are addressed in the Sustainable Development policy.
3172 - McCann Homes Limited	Object	The policy on sustainability should also include reference to the need to support, enhance and improve local services and facilities in rural areas. This will include allowing development in rural areas.	The retention and enhancement of rural services and facilities will be addressed in the Sustainable Development Policy, and the Services and Facilities Chapter. The recommendation for a new category of village - Minor Rural Centres - where development would be contingent on contributions will guarantee the retention/enhancement of local services and facilities addresses this concern.	Ensure that the retention and enhancement of rural facilities and services is addressed in the Sustainable Development policy and the policies for Rural Centres and Minor Rural Centres.
3477 - Royal Mail Group 3599 - GO-East	Object	Agree with promotion of sustainable development principles, and support requirement for sustainability appraisal of development proposals. Should be a criteria based approach, with scope within the policy to provide for justification for development where there is an overriding need or requirement.	Support noted. The Sustainable Development Policy will be a criteria-based policy.	
3938 - English Nature, Bedfordshire and Cambridgeshire Team	Support	English Nature supports CS14, the preferred approach to Sustainable Development, as it agrees with the Council that a key policy is needed to draw together all sustainability issues to ensure that the fundamental principles of sustainable development underpin all development proposals. This policy should ensure that biodiversity is conserved and enhanced as an integral part of economic, social and environmental development, so that policies and decisions about the development and use of land integrate biodiversity with other considerations.	Support noted. Biodiversity issues should be included in the Sustainable Development Policy.	Ensure that biodiversity conservation and enhancement is addressed in the Sustainable Development policy.

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3780 - English Heritage	Support	The cultural heritage spans both social and environmental dimensions of sustainability, and we hope the proposed policy will refer to this, as well as the natural environment.	Support noted. These issues should be included in the Sustainable Development Policy.	Ensure that social and environmental dimensions are addressed in the Sustainable Development Policy.
4242 - Cambridgeshire County Council 5560 2631 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough 5454 - Trumpington Meadows Land Company 4569 - Bayer CropScience Ltd	Support	Support the development of an overarching policy on sustainability.	Support noted.	
6454 - The Countryside Agency	Support	We support the preferred requirement that development should only be permitted when consistent with sustainable development principles and the intention to develop an overarching policy on sustainability. We suggest that Policies P1/2 and P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 provide an excellent basis for this overarching policy. We also suggest that the LDD should advocate the preparation of concept statements for each allocated site as a means of securing more sustainable development. We have published guidance providing an easy to follow model for preparing a concept statement - Concept Statements and Local Development Documents - Practical guidance for local planning authorities (CA149).	Support noted. The LDF should be in conformity with the Structure Plan and account will be had to Policies P1/2 and P1/3. The Sustainable Development Policy will be criteria-based and should provide a basis for ensuring that developments is sustainable. The role of concept statements will be considered in the preparation of the plan.	Ensure that the issues arising from Policies P1/2 and P1/3 of the Structure Plan are addressed in the Sustainable Development policy. Additionally consider whether specific concept statement should be prepared for allocated sites.

Decision on CS14 Sustainable Development - Preferred Approach

Develop preferred approach into a policy in the Core Strategy, as modified.

CSI 5 Sustainability Appraisal of Development Proposals - Preferred Approach

3340 - Norfolk, Suffolk and Cambridgeshire Strategic Health Authority

Object

The Strategic Health Authority agrees with South Cambridgeshire PCT that Health Impact Assessment and other methods where appropriate, should be used to understand the potential positive and negative impacts of new developments. This has not been effectively incorporated in the Development Principles chapter nor the Sustainability Appraisal Scoping report.

The intention was that health issues would be incorporated into the Sustainability Assessment Scoping Report and would therefore be incorporated into any future sustainability appraisals for the LDF. As the Strategic Health Authority advises that the Sustainability Scoping Report does not fully address health issues, a separate Health Impact Assessment is appropriate. It is understood that the Strategic Health Authority is developing a Health Impact Assessment protocol with Cambridgeshire Horizons. Consultation with the health authorities will be undertaken in preparing the Core Strategy to address how this can be most included in policy.

Draft policy to ensure that health issues are addressed by requiring a Health Impact Assessment to accompany relevant planning applications.

3234 - South Cambridgeshire Primary Care Trust

Object

Health Impact Assessment and other methods where appropriate, should be used to understand the potential positive and negative impacts of new developments. This has not been effectively incorporated in the Development Principles chapter nor the Sustainability Appraisal Scoping report.

The intention was that health issues would be incorporated into the Sustainability Assessment Scoping Report and would therefore be incorporated into any future sustainability appraisals for the LDF. As the Strategic Health Authority advises that the Sustainability Scoping Report does not fully address health issues, a separate Health Impact Assessment is appropriate. It is understood that the Strategic Health Authority is developing a Health Impact Assessment protocol with Cambridgeshire Horizons. Consultation with the health authorities will be undertaken in preparing the Core Strategy to address how this can be most included in policy.

Draft policy to ensure that health issues are addressed by requiring a Health Impact Assessment to accompany relevant planning applications.

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3582 - GO-East	Object	<p>The same comments made in respect of CS14 apply here, ie applicants will need to be clear what is required of them and requirements will need to be reasonable. Also, it is unclear how the Sustainable Communities Toolkit will be used in practice. Will this be a Supplementary Planning Document, for example?</p> <p>The submission DPD will need to include a policy approach that is clear and reasonable and clarify over the role and purpose of the Sustainable Communities Toolkit.</p>	<p>The Sustainable Development Policy will be a criteria-based policy. The Sustainable Communities Checklist being developed in partnership with Cambridgeshire Horizons (as part of a Sustainable Communities Toolkit) will be adaptable to individual districts, and make clear the particular requirements in each district. There will be flexibility in the use of the checklist, for example, the level of detail should reflect the nature of the development proposal. The exact status of the toolkit, and its potential adoption as SPD, is still being investigated by officers.</p>	
3647 - House Builders Federation	Object	<p>Concerned by the explanatory text to the policy, in particular by paragraph 4.7. It is considered that the specifications of labour and energy sources are not valid material planning considerations. Nor would it be reasonable for the Local Authority to seek to dictate particular forms of sustainable provision without any regard to the costs that would arise as a result.</p>	<p>PPS22 outlines the Government target to generate 10% of UK electricity from renewable energy sources by 2010 and aspiration to double this to 20% by 2020. Similar proposals are included in draft RSS14. It is therefore a material planning consideration and legitimate to require the minimisation of energy use and energy generation from renewable sources. The principles of sustainable development and minimizing the need to travel should also apply to the construction of development, which should seek to use locally sourced materials and labour wherever possible. The costs of meeting these sustainability requirements will also be a material planning consideration and will need to be balanced against the other demands being made on individual developments.</p>	<p>Change references to using local labour sources to include a requirement for travel plans to address the travel needs of the labour force.</p>
4570 - Bayer CropScience Ltd	Object	<p>Whilst the sentiment is good that this option introduces a new requirement that is not supported by central government advice and imposes an undue, and, as drafted indistinct, burden on applicants that can only lead to delay and confusion in the planning process.</p>	<p>Government strives to achieve sustainable development. The toolkit will provide a checklist for applicants to follow in order to demonstrate the development proposal strives to be sustainable. Inclusion of a Sustainability Appraisal should speed up the decision-making process for planning applications.</p>	

6230 - Gallagher Longstanton Ltd	Object	Para 4.7	Gallagher objects to the suggestion that additional cost may not amount to impracticality. A sustainable development needs to address economic as well as social and environmental considerations. Key decisions should be informed by a proper evaluation recognising the technical, capital cost, operating cost and social issues.	Government strives to achieve sustainable development, particularly in the Growth Areas which are covered by its Sustainable Communities Plan. Development proposals need to be sustainable to be acceptable in planning terms. Development viability is a relevant factor provided that it does not undermine the development strategy (focussing development close to Cambridge to meet the development needs of the Cambridge Sub-Region in a way that minimises travel). In addition, minimising costs at the expense of creating successful sustainable development is not an acceptable approach.
6231 - Gallagher Longstanton Ltd	Object	Para 4.8	Generalised toolkits need to be handled with care in their application on a site by site basis. The text should recognise the need to apply sensitively.	Although the sustainable communities toolkit is being developed for the Cambridge Sub-Region, the checklist will reflect requirements in individual districts. This will create a high degree of cross boundary consistency, while allowing for local issues and considerations. There will be flexibility in the use of the checklist, for example, the level of detail should reflect the nature of the development proposal.
3935 - English Nature, Bedfordshire and Cambridgeshire Team 5561 2635 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough 4646 - Grantchester Parish Council	Support		Supports the approach, provided policy is developed in detail and adequately monitored, as it will ensure that planning applications that the Council determines will perform well against key sustainability tests.	Support noted.
Decision on CS15 Sustainability Appraisal of Development Proposals - Preferred Approach				
Develop preferred approach into a policy in the Core Strategy, as modified.				

CSI6 Design of New Development - Preferred Approach

4241 - Cambridgeshire County Council	Object	<p>Para 4.10</p> <p>In the third sentence, insert "public", to read: "quality landscaping and public open space". Further mention could also be made of open space which meets the needs of all sectors of the community.</p>	<p>The term 'public open space' can apply to urban spaces such as town squares or village greens, as well as other green spaces. The design and location of 'public open space' will therefore also be included in the Design of New Development Policy.</p>	<p>Ensure that provision of public open space is addressed in the Design of New Development policy</p>
4524 - Cambridge Police	Object	<p>Principles of Crime Prevention through Environmental Design should be incorporated in the developments, otherwise subsequent "Secured by Design" applications are likely to experience great difficulties. It is important to ensure that layouts, particularly in residential areas, do not compromise safety or security. Too many routes, particularly of a pedestrian/cycle nature, can create additional access/escape routes for offenders while affording the anonymity they seek. In curtilage parking provision would be preferred, but where this is not possible parking courts should be small, serving a maximum of six dwellings close to and within the natural surveillance of the dwellings served.</p>	<p>Agree. This should be included in the Design of New Development Policy and Development Criteria Policy.</p>	<p>Ensure that 'secured by design' principles are addressed in the Design of New Development policy and Development Criteria Policy.</p>
4349 - Cambridgeshire County Council	Object	<p>Para 4.12</p> <p>Design themes should include provision of greenspace with biodiversity quality, which would include enhancing existing landscape and landscape features with high biodiversity value.</p>	<p>Agree. This should be included in the Design of New Development Policy.</p>	<p>Ensure that provision of green space with biodiversity value is addressed in the Design of New Development policy</p>

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4350 - Cambridgeshire County Council	Object	Para 4.12 Permeability should include not only links to existing roads but also to footways, cycleways, public rights of way and greenspaces. Developments should not be designed with priority for motorised travel. Additionally, developments should be designed for all users, including the elderly/retired, children and 'primary child carers'.	Agree. This should be included in the Sustainable Development Policy.	Ensure permeability for non-car modes and needs of all users are addressed in the Sustainable Development policy.
4353 - Cambridgeshire County Council	Object	The core strategy and development control documents should refer to the need for the design of new buildings to include space for the storage of recyclables. (In the case of dwellings, space will be required for storage under cover for the equivalent of 3 wheeled bins.) The supplementary planning documents should also include matters such as disabled access - see later comment on Para 4.17.	Agree. This should be included in the Development Criteria Policy.	Ensure provision for the storage of recyclables is addressed in the Development Criteria policy
3358 - English Partnerships	Support	English Partnerships welcomes and supports statements contained in paragraphs 4.9-4.13 and Policy Statement CS 16 Design of New Development and would support the Local Planning Authority and Community in establishing a series of flexible and responsive design statements. English Partnerships requests that the policy recognises the need for design criteria to be flexible and adaptive in response to changing circumstances and requirements over time. For example; future technological advances that may improve design, affordability, socio/economic circumstances, building construction methods and materials.	Support noted. The Design of New Development Policy will be a criteria-based policy, which will allow for flexibility on a site-by-site basis and will be reviewed as necessary to ensure it remains up to date.	

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2270 - Gamlingay Parish Council
 1397 - Gamlingay Parish Council
 5562
 3020 - Great Shelford Parish Council
 2873 - Steeple Morden Parish Council
 5455 - Trumpington Meadows Land Company (TMLC proposed Monsanto Site)
 6455 - The Countryside Agency
 4571 - Bayer CropScience Ltd

Support

Strongly supports the use of Village Design Statements and Parish Plans as Supplementary Planning documents. We strongly support the comprehensive approach to high quality design, which is a cornerstone of government planning policy.

Support noted.

Support

We strongly support the approach to high quality design, which is a cornerstone of government planning policy. We also acknowledge the important part design guidance in SPD for particular locations, such as Village Design Statements, can play. However, we would caution about the wholesale adoption of Parish Plans as SPD where, in many cases, the majority content of these Plans covers matters outside the scope of the planning system.

Support noted. Agree that only planning related parts of Parish Plans would be eligible for adoption as SPD. There are procedures in place that must be gone through before such documents can be adopted as SPD. The documents will need to be in conformity with the policies in the LDF and have undertaken the necessary public consultation. This should made clear in the LDF.

Make clear that Village Design Statements and Parish Plans in whole or in part will only be eligible for adoption as Supplementary Planning Documents where they are consistent with the LDF and have been through the required consultation and adoption processes.

3781 - English Heritage

Support

The approach taken in the submission DPD will need to ensure that only those Parish Plans, or parts of Plans, that address planning matters are adopted as SPD.

Agree. This should be included in the Design of New Development Policy.

Ensure that creating a 'sense of place' is addressed in the Design of New Development policy.

Decision on CS16 Design of New Development - Preferred Approach

Develop preferred approach into a policy in the Core Strategy, as modified.

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CS17 Design and Landscape Statement - Preferred Approach

4243 - Cambridgeshire County Council	Object Para 4.16 The statement needs to also include public transport links and biodiversity.	Agree, provision for biodiversity is clearly relevant to design considerations for open spaces, landscaping etc. Public transport links will also be relevant in terms of appropriate housing densities and pedestrian access points. These should be included in the guidance on the preparation of a design and landscape statement.	Ensure that public transport links and biodiversity are addressed in a design and landscape statement.
3581 - GO+East	Object PPS12 (paragraphs 1.12 - 1.14) requires that DPDs address matters relating to design and access. We suggest that consideration is given to extending this approach to cover matters related to access	This issue will be addressed in the Design of New Development Policy and Development Criteria Policy. Access is also listed in paragraph 4.16 as a factor to be taken into account in preparing a design and landscape statement.	Ensure that access is addressed in the Design of New Development Policy and Development Criteria Policy.
4572 - Bayer CropScience Ltd	Object Whilst the sentiment is good that this option introduces a new requirement that is not supported by central government advice and imposes an undue, and, as drafted indistinct, burden on applicants that can only lead to delay and confusion in the planning process.	Inclusion of a Design and Landscape Statement should provide greater clarity with planning applications and speed up the decision-making process. The nature of the statement will be compatible with the scale and complexity of the proposal and should not impose an undue burden on applicants for planning permission. Guidance for applicants will need to be prepared.	
6456 - The Countryside Agency	Support We support the preferred requirement that planning applications should be accompanied by an appropriate design and landscape statement.	Support noted.	Consider whether developers should also be required to provide a concept statement for allocated sites.
5563 2876 - Steeple Morden Parish Council	Support We look forward to seeing this initiative, which we feel will be very helpful to the planning process if conscientiously produced and followed.	Support noted.	

Decision on CS17 Design and Landscape Statement - Preferred Approach

Develop preferred approach into a policy in the Core Strategy, as modified.

CS18 Development Criteria - Preferred Approach

4244 - Cambridgeshire County Council	Object	Para 4.17 Suggest insertion of "public open space" in developer checklist.	Agree. This should be included in the Development Criteria Policy.	Ensure that public open space is addressed in the Development Criteria Policy.
5523 - The Fairfield Partnership	Object	Object to CS18 as it would be impossible to cover all development proposals without the list of criteria becoming unreasonably lengthy and meaningless. It is also dubious whether a single policy and list of criteria would achieve a high quality of design.	CS18 will be a criteria-based policy which will set out a checklist for developers. This policy will cross-refer to other parts of the LDF which will contain the detail, therefore keeping the policy succinct. For example, CS16 the Design of New Development and the Design Guide SPD will ensure a high quality of design is achieved.	
3360 - English Partnerships	Support	English Partnerships requests that the policy makes allowance for a flexible and responsive approach to determining planning applications; ensuring proposals contained in the development checklist are themselves flexible, adaptive and act as parameters rather than a prescriptive set of criteria. Clearly it is important that planning guidance provides contextual background but this should be considered on a site by site basis with an understanding of development opportunities as presented.	Support noted. The Development Criteria Policy will be a criteria-based policy in line with Government guidance, which allows flexibility on a site-by-site basis.	

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3478 - Royal Mail Group	Support	<p>Support approach of a policy setting out development criteria for development projects. Policy should be constructed to require relevant information on those matters related to the development proposal. These criteria should include:- Sustainability, Transport impact and access, design and visual impact, external appearance and materials, size scale height and massing, environmental / ecological impact, cultural heritage and archeological matters.</p> <p>Policy should also allow for change of use, subject to criteria being met. Evidence of need or demand for current / last use, requirement/justification for proposed use, details of marketing undertaken, impact of loss of facility.</p>	<p>Noted. These issues should be included in the Development Criteria Policy. The policy will apply to all new development and changes of use. CS18 will be a criteria-based policy which will set out a checklist for developers. This policy will cross-refer to other parts of the LDF which will contain the detail.</p>	<p>Ensure that sustainability, transport impact and access, design and visual materials, size, scale, height and massing, environmental / ecological impact, cultural heritage and archaeological matters are addressed in the Development Criteria Policy.</p>
4354 - Cambridgeshire County Council	Support	<p>Para 4.17</p> <p>CCC supports the principle of including disabled access as part of the development criteria for development proposals. Suggest that in addition a policy is required to ensure "inclusive access" as defined in Planning and Access for Disabled People: a Good Practice Guide (ODPM). Including encouragement for developers to provide an access statement as part of their planning application. This could form part of the comprehensive policy on design (Para 5.13) and more detailed guidance could be provided in the suggested supplementary planning document on design (CS16).</p>	<p>Noted. This should be included in the Development Criteria Policy. Consider adding a cross-reference to the ODPM Good Practice Guide.</p>	<p>Ensure that disabled access, and the requirement for an Access Statement, is addressed in the Design of New Development Policy and Development Criteria Policy. Add a reference to the ODPM's Good Practice Guide.</p>
3783 - English Heritage 5564 3596 - GO-East 3239 - South Cambridgeshire Primary Care Trust 4574 - Bayer CropScience Ltd	Support	<p>We strongly support the suggested approach to criteria based policy or policies that are spatial in nature, and so are applicable to a range of developments, rather than being based on single land uses or very narrow criteria. It would have been helpful if the Preferred Options Report had indicated some of the appropriate criteria.</p>	<p>Support noted.</p>	

Decision on CS18 Development Criteria - Preferred Approach

Develop preferred approach into a policy in the Core Strategy, as modified.

Chapter 5. Housing

CS19 Housing Objectives - Preferred Approach

3173 - McCann Homes Limited	Object	The plan should allow for the review of housing provision throughout the district area and the plan periods to ensure that development land is always available to meet local and regional needs.	CS21 phases development to ensure a continuous supply throughout the plan period. "Plan, Monitor, Manage" will keep track of progress and any adjustments can be made to ensure a continuous supply of housing throughout the plan period.
2049 - W A Fairhurst & Partners	Object	It is recommended that the following paragraph be added to 5.2:- "The land at Waterbeach Barracks is safeguarded to meet housing need for additional homes, or to ensure that the current Structure Plan requirement is met." Alternatively:- "The land north of Waterbeach should be allocated to meet a large proportion of the 9,600 units in rural areas and the 2,000 currently proposed on land adjacent to Cambridge to be released from the Green Belt."	The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. There is no need to allocate more sites or safeguard land for housing. In particular, there is no strategic context or need to allocate land for major development beyond those identified in the Structure Plan, including at Waterbeach.

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3841 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford)	<p>Object</p> <p>Para 5.2 limits housing development within Rural Centres and other villages. This does not make any provision for larger sites coming forward, such as our site, where a balanced redevelopment scheme contribute to the sustainability of Duxford. Hence our site should included as a residential-led allocation.</p>	<p>The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and a hierarchy for its location. Development can be met higher up the hierarchy such that no further development is needed in the villages ranked below Rural Centres. At the Rural Centres, there is scope to more than meet the outstanding housing numbers committed to higher order locations. For example, at Cambourne through increased densities on the remaining land. However, the strategy does not preclude "windfall" development within villages, which could allow the redevelopment of brownfield sites within village frameworks. Therefore, there is no need to allocate more sites.</p>
3843 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford)	<p>Object</p> <p>Greater flexibility should be provided to allow previously developed brownfield sites in or immediately adjacent to villages, such as our site to be included as potential windfall sites.</p>	<p>The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and a hierarchy for its location. Development can be met higher up the hierarchy such that no further development is needed in the villages ranked below Rural Centres. At the Rural Centres, there is scope to more than meet the housing numbers required at this stage in the sequence. Primarily this is at Cambourne through increased densities on the existing residential land parcels in the masterplan. Therefore, there is no need to allocate more sites. However, the strategy does not preclude "windfall" development within villages, which could allow the redevelopment of brownfield sites within village frameworks. However, redevelopment of brownfield sites outside village frameworks have not been recognised in policy terms as forming an integrated part of the village and development for housing would be contrary to planning policy.</p>

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4245 - Cambridgeshire County Council	Object	Chapter 5 It should be possible before the next phase of the LDF to provide more detailed information on recent migration to South Cambs, based on the Census and NHS records. It would be useful to show the origins of people moving in - but the Council is still awaiting the data from the Office for National Statistics. A 'context' section could usefully review current tenures, showing the small % of social rented housing in the district, and the % of this which is specifically for elderly people. This underpins the requirement for affordable housing - i.e. very few re-lets per annum which are not for elderly people.	Noted. This level of detail is not directly relevant to the LDF process.
3997 - Bidwells Property Consultants	Object	The Plan does not address the Structure Plan's brownfield target of 37%.	The brownfield targets in the Structure Plan have been set on the basis of the development strategy. In South Cambs, developments at Cambridge East, Cambridge Southern Fringe and Northstowe will reuse brownfield sites. In addition, "windfall" sites within village frameworks also contribute. "Plan, Monitor, Manage" will keep track of progress and appropriate action can be taken as necessary to bring forward brownfield land.
1480 - Cambridge City Council Property & Building Services (Land north of Fen Road, Cambridge) 1462 - Cambridge City Council Property & Building Services (Land north of Fen Road, Cambridge)	Object	No Area Action Plan has been proposed for Cambridge Northern Fringe East or the surrounding area in the LDS. To this end, we object to omission of such land from either the Urban Capacity Study or Area Action Plans. We would like to propose the following site for residential development.	This is an allocation in Local Plan 2004 and subject to a separate Masterplan.

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2517 - Norfolk, Suffolk and Cambridgeshire Strategic Health Authority 2513 - Addenbrooke's Hospital 3245 - South Cambridgeshire Primary Care Trust	Object Key Workers should be identified as a priority in the general housing objective, particularly to serve the needs of important public service sectors such as health. New housing should be designed to provide access to all people to their own homes through all life stages including parenthood, sickness, old age and lack of mobility. We are pleased that the Council proposes to reflect this in Design guidance but we feel that it should be included in the second bullet point.	The term Affordable Housing is now used to encompass a wide variety of types and tenures of housing for a wide range of people with different personal circumstances, including housing for "Key Workers". However, for clarity, add at the end of 2nd bullet: "... INCLUDING KEY WORKERS."	Add at the end of 2nd bullet: "... INCLUDING KEY WORKERS."
3508 - Anglian Water Services Ltd.	Object The approach assumes housing development at Chesterton Sidings. The LDF should refer to this being dependent on the relocation of the Cambridge wastewater treatment works and a comprehensive strategy for the CNF (East).	900 houses can be accommodated on Chesterton Sidings. This is an allocation in Local Plan 2004 and subject to a separate Masterplan. A Plan monitor and manage approach will be utilised, and the strategy adapted if necessary if problems develop with the site.	
3559 - Stannifer	Object The emerging LDF does not reflect the new regional spatial strategy and, therefore, will be out of date when adopted.	The LDF is required to be in conformity with the adopted Structure Plan and the development strategy contained within it. Whilst RSS14 is not sufficiently advanced to be taken into account at this stage, the draft RSS proposes development levels in the Cambridge Sub Region to 2016 which are consistent with the Structure Plan. The new plan-making system allows greater flexibility for revisions to be made to parts of the LDF in order for it to remain up to date, for example, when RSS14 is adopted. The imperative to bring forward major development in the Sub Region puts an emphasis on the early preparation of the key LDF documents.	
4568 - Chancellor, Masters & Scholars of the University of Cambridge	Object Description of key workers should include those employed in education, including higher education.	The definition in the Glossary is "typically employed in key public services, such as nurse, teachers and police". This list is not exhaustive but provides a guideline.	Include a more precise definition of Key Workers in the Glossary.

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5456 - Trumpington Meadows Land Company	Object	Whilst broadly supportive of the housing objectives, TMLC considers that it could be strengthened by relating it more closely with the objectives of PPG3.	The housing objectives closely relate to PPG3 objectives.
5521 - The Fairfield Partnership	Object	Object to CS19 as it will be physically impossible for the housing needs of all sectors of the community to be met. The 2nd bullet point of the policy should therefore be reworded.	The objectives set out the overarching principles for housing developments to aspire to. It is important to try to meet the identified needs of the community, delivered through specific policies in the Housing Chapter.
6150 - Martin Grant Homes Ltd 6151 - Harcourt Developments Ltd.	Object	Support the objective which requires "an adequate and continuous supply of land..." Object to the basis against which the housing allocations have been assessed. Should be based on the requirements of RSS14 and not the Structure Plan. Fail to provide a robust approach in seeking to ensure sufficient choice in location of allocations. Over reliant on a small number of strategic allocations including inter alia, Northstowe, and Green Belt releases around Cambridge. Additional development could and should be provided at Cambourne to the north of the A428.	Support noted. The LDF is required to be in conformity with the adopted Structure Plan and the development strategy contained within it. Whilst RSS14 is not sufficiently advanced to be taken into account at this stage, the draft RSS proposes development levels in the Cambridge Sub Region to 2016 which are consistent with the Structure Plan. The new plan-making system allows greater flexibility for revisions to be made to parts of the LDF in order for it to remain up to date, for example, when RSS14 is adopted. Detailed examination of housing land supply information shows that the 20,000 dwellings for the period 1999-2016 can be met and that there is no need to allocate further sites.

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2341 - Papworth Everard Parish Council Planning Committee
5749 - The English Courtyard Association

Object

There is no indication of how differing requirements of individuals such as the retired or disabled (particularly as private sector customers) will be incorporated in the housing mix. Nor is there any indication of a policy to provide for members of the travelling community. Land for elderly persons housing needs to be given favorable consideration, both in urban and rural areas.

Subsidised special needs housing, including for the elderly, is included within the term affordable housing and provided through the Supporting People initiative. Private special needs housing will generally be provided by the market. The Housing Needs Survey includes assessment of special needs housing and housing for older people. This shows that the vast majority of special needs can be addressed through minor adaptations of existing homes and do not require specialist housing. Recent changes to Building Regulations also now require design of all properties to take account of potential long term needs of occupants. The draft Local Development Scheme states that a separate DPD will be produced to address the needs of travellers once work on a Cambridge Sub Region travellers needs assessment has been completed.

2500 - Network Rail Infrastructure Ltd
6063 - Network Rail

Object

Support the strategic objective to provide an adequate and continuous supply of housing land to meet strategic requirements but would encourage the Council to place more emphasis on optimising the use of previously developed land within urban areas in line with Government guidance set out in PPG3.

Support noted. Previously developed land (PDL) forms a significant part of each of the three major housing areas, on the edge of Cambridge and at Northstowe. In the rural area, subject to levels of development appropriate to the category of village, development is permitted on previously developed "windfall" sites within village frameworks.

5845
5815 - P B Moore & Sons

Object

Para 5.6 The table should be revised.

Agree, the table should be revised to update the latest position at 2004.

Update Housing Land Supply table with latest figures.

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6114 - Martin Grant Homes Ltd 6115 - Centex Strategic Land	Object	<p>Support the objective which requires "an adequate and continuous supply of land..." Object to the basis against which the housing allocations have been assessed. Should be based on the requirements of RSS14 and not the Structure Plan. Fail to provide a robust approach in seeking to ensure sufficient choice in location of allocations. Over reliant on a small number of strategic allocations including inter alia, Northstowe, and Green Belt releases around Cambridge. Additional development could and should be provided at Histon to the north of Impington Lane.</p>	<p>Support noted. The LDF is required to be in conformity with the adopted Structure Plan and the development strategy contained within it. Whilst RSS14 is not sufficiently advanced to be taken into account at this stage, the draft RSS proposes development levels in the Cambridge Sub Region to 2016 which are consistent with the Structure Plan. The new plan-making system allows greater flexibility for revisions to be made to parts of the LDF in order for it to remain up to date, for example, when RSS14 is adopted. Detailed examination of housing land supply information shows that the 20,000 dwellings for the period 1999-2016 can be met and that there is no need to allocate further sites.</p>
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1939			
5939 - D H Barford & Co	Object	The Council's expectations regarding housing completions in the period to 2016 will not be realised. Further land allocations are essential. Unsafe assumptions are made as regards the contribution from windfall sites, and the Council has failed to justify its proposal to 'reconfirm' all historic commitments. Core Strategy downgrades a number of villages to group villages. Due to lead in times, major developments may not be completed during plan period. Therefore residue housing requirement will be higher.	Detailed examination of housing land supply information shows that the 9,600 dwellings in the rural area for the period 1999-2016 can be met. Account has been had to the deliverability of Urban Capacity sites, through a discounting process. The windfall figure used for the Urban Capacity Study already takes a conservative view. The rate fell from the 1990s to the early 2000s and this lower rate has been used. It also takes account only of sites in village frameworks. Given high demand and land values in the Cambridge area it is considered unlikely that this rate will not be achieved. Existing Local Plan 2004 allocations have been scrutinised by an Independent Local Plan Inspector in the context of the then emerging Structure Plan, and the sites included in the adopted Local Plan 2006 were those considered suitable in the transition to the new urban focused development strategy. The majority of these have, or are, coming forward for development, and are considered reasonable to be carried forward to help meet the housing numbers for the period to 2006, when the Core Strategy will be adopted. Therefore, there is no need to allocate further sites. "Plan, Monitor, Manage" will keep track of progress and any adjustments can be made to ensure a continuous supply of housing throughout the plan period.
5792			
5794			
5826			
5964			
5827			
5858			
5865			
5878			
5879			
2868 - Januaries			
4720 - Ashwell (Barton Road) Limited			
5770 - Persimmon Homes (East Midlands) Ltd			
5785 - Stamford Homes Ltd			
6024 - The Fairey Family			
5993			
5804 - Westbury Homes Ltd			
5567	Support	Support the objectives to provide an adequate and continuous supply of housing land to ensure the provision of a range of housing types and sizes including affordable housing.	Support noted.
4450 - RLW Estates			
4154 - Westbury Homes			
4575 - Bayer CropScience Ltd			
Decision on CS19 Housing Objectives - Preferred Approach			
Develop preferred approach into a policy in the Core Strategy, as modified.			

CS20 Housing Allocations in the Local Plan 2004 – Preferred Approach

3134	Object	The notional allocation at Impington may need revision due to flood risk. (See representation under rural centres)	Noted. This will be reviewed as part of the preparation of the draft LDF policies, which will include seeking the views of the Environment Agency.	Review allocation.
3510 - Anglian Water Services Ltd.	Object	Specific reference should be made to all of the allocations proposed to be taken forward, not just those in the villages. These apparently include Chesterton Sidings. Its availability needs to be explained and the constraints identified.	The Strategy Chapter (paras 2.8 and 2.9) set out the development strategy, including at Arbury Camp and Chesterton Sidings. Agree, for the sake of clarity, this information should be included in the Housing chapter.	
2877 - Steeple Morden Parish Council	Object	We would wish to see some clarification of the footnote relating to Steeple Morden.	The footnote refers to Policy Steeple Morden 1: contained in Part 2 of Local Plan 2004, which permits residential development if 3 site specific criteria are met. Clarification will be provided in the policy allocating the site, as in the Local Plan 2004.	
3650 - House Builders Federation	Object	The text refers to the Cambridgeshire Structure Plan requirement for 20,000 dwellings between 1999-2016. It would seem more appropriate to now instead refer to the 23,600 dwelling requirement between 2001-2021 in the East of England Plan that will be going on public deposit very imminently. The HBF welcomes the Council's 10% flexibility allowance to allow for the non-implementation of outstanding planning permissions. However, it queries whether adequate discounting has been made in respect of likely urban capacity provision. In particular, the figure of 1,573 dwellings coming forward as a small windfall allowance in respect of villages seems very high.	Support noted. The LDF is required to be in conformity with the adopted Structure Plan and the development strategy contained within it. Whilst RSS14 is not sufficiently advanced to be taken into account at this stage, the draft RSS proposes development levels in the Cambridge Sub Region to 2016 which are consistent with the Structure Plan. The new plan-making system allows greater flexibility for revisions to be made to parts of the LDF in order for it to remain up to date, for example, when RSS14 is adopted. Detailed examination of housing land supply information shows that the 20,000 dwellings for the period 1999-2016 can be met and that there is no need to allocate further sites. The windfall figure used for the Urban Capacity Study already takes a conservative view. The rate fell from the 1990s to the early 2000s and this lower rate has been used. It also takes account only of sites in village frameworks. Given high demand and land values in the Cambridge area it is considered unlikely that this rate will not be achieved.	

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3784 - English Heritage	Object	We are unable to consider these allocations in the absence of a proposals map defining them.	Noted. Allocations are shown in Local Plan 2004.
5222 5257 - Cambridge Joinery Ltd 5302	Object	Object to the proposal to carry forward the housing allocation in Over from the adopted Local Plan as it is a greenfield site and there is the opportunity to use a suitable brownfield site, our client's land off Randall's Lane, instead.	The allocation north of Chapman Way in Local Plan 2004 is the residue of a larger allocation, and has the benefit of planning permission. The correct approach is to retain the site as an allocation until completed, given the importance of the Local Plan 2004 allocations in providing land supply up to 2006. Carry forward all housing allocations from Local Plan 2004, including those with planning permission, in order to be consistent with employment land allocations.
4719 - Ashwell (Barton Road) Limited	Object	It should not be assumed that, apart from the major strategic extensions of Cambridge, the only scope for further housing is to be in the villages. Barton Road North can provide a sustainable smaller scale and non-strategic extension of Cambridge and should be considered before further development within villages, which are likely to be less sustainable.	The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and a hierarchy for its location. The Structure Plan strategic locations for housing development are sufficient to meet housing requirements on the edge of Cambridge and through Green Belt review for the period to 2016. There is no need for further Green Belt release. Notwithstanding, this is a sensitive Green Belt location at an entrance to Cambridge where "distinctive Cambridge" is very close to its countryside setting.

4783

Object

- Structure Plan Housing Distribution requirements in Policy P9/1 is indicative only.
- There has been insufficient time to review all the Councils details on commitments.
- The supply predicated from allocations does not meet the changing Policy framework and should not be carried forward in the LDF.

The Structure Plan provides the development strategy for the LDF setting the housing numbers and the sequence for development, together with the general location of strategic development in Policy P9/1. It also brackets South Cambs figures for land in the built up area of Cambridge and on the edge of Cambridge through a Green Belt review together with those for the City to set an overall requirement for these stages in the sequence. The strategy for the rural area also takes account of the Structure Plan which focuses development on the larger Rural Centres. The figure for outstanding permissions has been discounted by 10% to allow for any non-implementation, which has historically been low in the District. Existing Local Plan allocations have been scrutinised by an independent Inspector in the context of the then emerging Structure Plan, and the sites included in the adopted Local Plan 2006 were those considered suitable in the transition to the new urban focused development strategy. The majority of these have, or are, coming forward for development, and are considered reasonable to be carried forward to help meet the housing numbers for the period to 2006, when the Core Strategy will be adopted. Therefore, there is no need to allocate further sites. "Plan, Monitor, Manage" will keep track of progress and any adjustments can be made to ensure a continuous supply of housing throughout the plan period.

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5459 - Trumpington Meadows
Land Company

Object

The Urban Capacity Study did not consider housing capacity of the previously developed land at the former Monsanto site which lies within the Cambridge urban area and which falls within South Cambridgeshire. As a result, the level of greenfield housing development identified for the villages has been overestimated and needs to be reduced.

The Monsanto Site was not included in the Urban Capacity Study which did not address capacity at strategic major development sites. This site is considered in the development strategy in the Cambridge Southern Fringe AAP. The AAP considers the appropriate extent of the site and will determine in more detail the uses for the site and the housing capacity to meet the first 2 stages in the sequence for development set out in the Structure Plan, ie in and on the edge of Cambridge either in the urban area or through Green Belt review. The housing requirement for villages is set separately. It is not considered likely that supply in the higher order locations in and on the edge of Cambridge in the period to 2016 will be significantly above the Structure Plan figures and the village figure is therefore address appropriately.

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3844 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford)
5729 - Dixon International Group Ltd

Object

Para 5.7 identifies a need to make new allocations for approx 366 dwellings in villages. Sites put forward by 3 respondents to help meet this target. The small windfall site provision seems ambitious, further land should be allocated to reduce the windfall requirement.

Detailed examination of housing land supply information shows that the 9,600 dwellings in the rural area for the period 1999-2016 can be met. Account has been had to the deliverability of Urban Capacity sites, through a discounting process. The windfall figure used for the Urban Capacity Study already takes a conservative view. The rate fell from the 1990s to the early 2000s and this lower rate has been used. It also takes account only of sites in village frameworks. Given high demand and land values in the Cambridge area it is considered unlikely that this rate will not be achieved. Existing Local Plan 2004 allocations have been scrutinised by an Independent Local Plan Inspector in the context of the then emerging Structure Plan, and the sites included in the adopted Local Plan 2006 were those considered suitable in the transition to the new urban focused development strategy. The majority of these have, or are, coming forward for development, and are considered reasonable to be carried forward to help meet the housing numbers for the period to 2006, when the Core Strategy will be adopted. Therefore, there is no need to allocate further sites. "Plan, Monitor, Manage" will keep track of progress and any adjustments can be made to ensure a continuous supply of housing throughout the plan period.

5734 (Land at Station Road, Linton) Object

Site should be allocated for housing development. Land currently in use for B8 storage but will shortly become redundant. Complies with criteria of policy protecting rural employment as site used at normal employment density would diminish residential amenity.

Majority of allocations in CS20 have already been completed or have planning permission. Thus very few allocations made in proposed rural centres. Site represents a windfall site and its allocation at this stage would reduce requirement in Urban Capacity Study. Connection could be made to village centre via a pedestrian / cycle bridge.

This site is currently in employment use, and would therefore be required to pass the policy tests protecting rural employment sites. The size of this site would result in a housing development over the scale permitted if Linton is designated as a minor rural centre. Its ability to come forward as a windfall it therefore restricted. With regard to allocating the site, there is no need to allocate further sites in minor rural centres, given the results of the urban capacity study, and the site sequence detailed in the Structure Plan.

The area south of the A505 is also severed from the main village, limiting its suitability for residential development.

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4913 - Cambridgeshire Recycling 5684 - Banner Homes 5692 (Land South of Clay Close Lane, Impington) 5722 (Land at 17 Whitcroft Road, Meldreth) 5967 5823 5824 5846 5859 5866 3735 - GO-East 3177 - McCann Homes Limited 4781 - Atkins Property Developments Ltd 5819 - P B Moore & Sons 5771 - Persimmon Homes (East Midlands) Ltd 5786 - Stamford Homes Ltd 6021 - The Fairey Family 5987 4669 - Countryside Properties (Special Projects) Plc 6112 - Martin Grant Homes Ltd 6113 - Centex Strategic Land 5807 - Westbury Homes Ltd 5719 - Dixon International Group Ltd 5703 - Freshwater Estates Ltd. (Land at 41 Mill Lane, Sawston) 6142 - Harcourt Developments Ltd.	Object	Given that the emerging LDF provides an entirely new framework and strategy for the allocation for housing land, and given the existing Local Plan expires in 2006, it is considered that the opportunity should be taken to reappraise all of the identified allocations. Sites should be re-allocated to sustainable Rural Centre locations. The majority of allocations listed have already been completed and no new allocations are made including in the proposed rural centres.	Existing Local Plan 2004 allocations have been scrutinised by an Independent Local Plan Inspector in the context of the then emerging Structure Plan. The majority of these have, or are, coming forward for development, and are considered reasonable to be carried forward to help meet the housing numbers for the period to 2006 when the LDF will be adopted. The proposed increase in housing numbers at Cambourne will meet the remainder of the Structure Plan requirement for 9,600 dwellings in the rural area, taking account of completions, commitments and windfalls. Therefore, there is no need to allocate further sites. "Plan, Monitor, Manage" will keep track of progress and any adjustments can be made to ensure a continuous supply of housing throughout the plan period.
4913 - Cambridgeshire Recycling 5684 - Banner Homes 5692 (Land South of Clay Close Lane, Impington) 5722 (Land at 17 Whitcroft Road, Meldreth) 5967 5823 5824 5846 5859 5866 3735 - GO-East 3177 - McCann Homes Limited 4781 - Atkins Property Developments Ltd 5819 - P B Moore & Sons 5771 - Persimmon Homes (East Midlands) Ltd 5786 - Stamford Homes Ltd 6021 - The Fairey Family 5987 4669 - Countryside Properties (Special Projects) Plc 6112 - Martin Grant Homes Ltd 6113 - Centex Strategic Land 5807 - Westbury Homes Ltd 5719 - Dixon International Group Ltd 5703 - Freshwater Estates Ltd. (Land at 41 Mill Lane, Sawston) 6142 - Harcourt Developments Ltd.	Object	Given that the emerging LDF provides an entirely new framework and strategy for the allocation for housing land, and given the existing Local Plan expires in 2006, it is considered that the opportunity should be taken to reappraise all of the identified allocations. Sites should be re-allocated to sustainable Rural Centre locations. The majority of allocations listed have already been completed and no new allocations are made including in the proposed rural centres.	Existing Local Plan 2004 allocations have been scrutinised by an Independent Local Plan Inspector in the context of the then emerging Structure Plan. The majority of these have, or are, coming forward for development, and are considered reasonable to be carried forward to help meet the housing numbers for the period to 2006 when the LDF will be adopted. The proposed increase in housing numbers at Cambourne will meet the remainder of the Structure Plan requirement for 9,600 dwellings in the rural area, taking account of completions, commitments and windfalls. Therefore, there is no need to allocate further sites. "Plan, Monitor, Manage" will keep track of progress and any adjustments can be made to ensure a continuous supply of housing throughout the plan period.

1351

Support

It will be very important to earmark the great majority of future village houses as 'affordable' housing as defined elsewhere. It is the loss of younger members of the original local population which threatens most greatly the viability of our villages. Thus far village developments have consisted almost entirely of 'executive' homes because these offer the greatest profits to the developers.

Support noted. The Affordable Housing and Housing Mix policies seek to achieve an appropriate balance of house types, including affordable housing and a greater proportion of smaller homes to meet identified local needs.

2380 - Papworth Everard Parish
Council Planning Committee

Support

As it is unclear on what basis the LP 2004 notional allocation is calculated, nor to which date it refers, the entry for Papworth Everard may be incomplete. 259 dwellings (area 3C) is correct. We do not recognise the 10/0.3ha entry, though there is a longstanding agreement for 24 dwellings in S. of area 3B, and planning has been granted for 21 dwellings there. Area 3A has outline permission for 135 dwellings, 57 of which have full permission. A 1.642ha site near the Village Centre has been granted permission for change of use from B1 Business to residential use.

Support noted. The entry for Papworth Everard of 0.3ha / notional allocation 10 dwellings is a residue of West of Ermine Street North, at Elm Way (shown on Local Plan 2004 Inset Map 78 as site 3B). This was a residue of the larger 3B site which has now been built. This residue also now has planning permission, but will be retained in the plan as an allocation until it is completed.

4246 - Cambridgeshire County
Council
5570
3458 - Guilden Morden Parish
Council
5914 (Berrycroft Stores, Berrycroft,
Willingham)
4577 - Bayer CropScience Ltd

Support

Support carrying over of the Local Plan 2004 allocations into the LDF. It is recognised that many of the existing allocations are considered necessary to meet the sub region strategy in the short term.

Support noted.

Decision on CS20 Housing Allocations in the Local Plan 2004 - Preferred Approach

Develop preferred approach into a policy in the Core Strategy, as modified.

Also include housing allocations from Local Plan 2004 that have the benefit of planning permission, subject to any material changes in circumstances. This will provide a context if future applications are required, and an approach consistent with the employment land allocations.

CS21 Phasing of Major Developments - Preferred Approach

3512 - Anglian Water Services Ltd.	Object	Phasing of Chesterton Sidings as part of CNF (East) is dependent on a comprehensive approach to the whole of that area and relocation of the Cambridge wastewater treatment works.	Noted. This is addressed by Policy CNF2 of the adopted Local Plan 2004.
2582 - Addenbrooke's Hospital	Object	This paragraph does not draw attention to the need to start developments as soon as possible to meet housing needs and targets.	Noted. If the LDF is to deliver the required housing numbers over the plan period, it is crucial that development, particularly at the larger strategic sites is enabled as soon as practically possible. This is addressed by the wording of CS21, but the emphasis of this point should be made in the supporting text.
2516 - Addenbrooke's Hospital 3133 3877 - Network Rail (Town Planning Team)	Object	This policy sets out a phasing approach for a continuous supply of housing. This seems to sit alone without reference to other factors. It would be inappropriate for housing development to occur without necessary public transport improvements being in place. If housing is provided without additional public transport capacity, unsustainable modes will be used and existing public transport facilities may be stretched to breaking point. Phasing should be dependent firstly on provision of infrastructure commensurate with occupation or completion rates. Housing completion targets must not be the sole criteria and be allowed further exacerbate the current chronic infrastructure deficit. There is no reference to the need to ensure that community and leisure facilities should be provided in phases as developments are implemented.	CS21 addresses the need for a district wide phasing policy that will set out a mechanism for ensuring phased delivery of housing and require development at the major sites to come forward in accordance with details to be drawn up in individual Area Action Plans. The AAPs will provide the detail on phasing of individual developments to ensure that the necessary infrastructure accompanies the housing at the appropriate timescales, for example, at various "trigger points" throughout the development. Existing Local Plan 2004 allocations, including two large sites on the edge of Cambridge at Arbury Camp and Chesterton Sidings, and windfall development in non-AAP locations on previously developed land, are permitted to come forward at any time. This will help to provide a continuous supply over the plan period. "Plan, monitor and manage" will keep track of progress, and any adjustments can be made to ensure a continuous supply of housing throughout the plan period.

Representations**Nature Representation Summary****District Council's Assessment****Approach to Draft DPD**

Representations	Object	Nature Representation Summary	District Council's Assessment	Approach to Draft DPD
3652 - House Builders Federation 2601 - FPD Savills 3558 - Stannifer 3597 - GO-East 3357 - English Partnerships 5462 - Trumpington Meadows Land Company 5172 - Laing Homes North Thames 6193 - Gallagher Longstanton Ltd 1659 - The Marshall Group		Very important that any phasing policy is flexible enough to ensure that phasing constraints are not so onerous as to threaten the District's overall housing delivery requirement. Proper account should be taken of all necessary lead-in times before development commences on site. The Council should not rely on a small number of strategic sites to come forward. The role of Rural Centres should not be forgotten in terms of contribution and delivery of new housing development. Does not set out any realistic mechanism to ensure that housing is phased in accordance with Structure Plan requirements. Should be reworded to reflect the need for the development of previously developed land to be given priority ahead of the development of greenfield sites.	CS21 addresses the need for a district wide phasing policy that will set out a mechanism for ensuring phased delivery of housing and require development at the major sites to come forward in accordance with details to be drawn up in individual Area Action Plans. The AAPs will provide the detail on phasing of individual developments to ensure that the necessary infrastructure accompanies the housing at the appropriate timescales, for example, at various "trigger points" throughout the development. Existing Local Plan 2004 allocations, including two large sites on the edge of Cambridge at Arbury Camp and Chesterton Sidings, and windfall development in non-AAP locations on previously developed land, are permitted to come forward at any time. This will help to provide a continuous supply over the plan period. "Plan, monitor and manage" will keep track of progress, and any adjustments can be made to ensure a continuous supply of housing throughout the plan period.	

4356 - Cambridgeshire County Council
4578 - Bayer CropScience Ltd

Support
The approach on phasing to co-ordinate the development of major sites is supported.

Support noted.

Decision on CS21 Phasing of Major Developments - Preferred Approach

Develop preferred approach into a policy in the Core Strategy, as modified.

CS22 Housing Density - Preferred Approach

3184 - McCann Homes Limited

Object

The circumstances for achieving densities of less than 30 dph should be relaxed further to include reference to providing for a range of house types and sizes. Local character and design requirements should be more important than achieving a minimum density or rural areas.

PPG3 requires densities of at least 30 dwellings per hectare (dph) in order to make best use of land, and encourages densities of 30-50dph. PPG3 also seeks a greater intensity of development at places with good public transport accessibility. This is carried forward in the Structure Plan which says "Densities of at least 40 dwellings per hectare should be sought in locations close to a good range of existing or potential services and facilities and where there is, or there is the potential for, good public transport accessibility." (from P5/3). CS22 is consistent with the Structure Plan, and is flexible, recognising that higher densities should be achievable in the larger strategic development sites, particularly in the service centres, which will have a greater range of facilities and services and High Quality Public Transport. Density policies for the major developments are included in the AAP's. Higher densities can be achieved without detriment to the environment if carefully designed and integrated with its surroundings. However, a blanket requirement for higher than 30dph across the district would not be considered in keeping with existing development, and should only apply to locations with a good range of facilities and services and good public transport provision, for example in some larger village centres. Very occasionally there may be local circumstances whereby lower densities should be sought, and CS22 allows flexibility for these situations, as the exception rather than the norm.

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4778 5938 - D H Barford & Co 4777 - Atkins Property Developments Ltd	Object	Potential conflict between policy CS22 and CS8 where the need to respect the surrounding character and the infilling criteria may often result in developments which equate to a density of less than 30 dwellings per hectare. Government guidance does not allow densities below 30 dwellings per hectare.	PPG3 requires densities of at least 30 dwellings per hectare (dph) in order to make best use of land, and encourages densities of 30-50dph. PPG3 also seeks a greater intensity of development at places with good public transport accessibility. This is carried forward in the Structure Plan which says "Densities of at least 40 dwellings per hectare should be sought in locations close to a good range of existing or potential services and facilities and where there is, or there is the potential for, good public transport accessibility." (from P5/3). CS22 is consistent with the Structure Plan, and is flexible, recognising that densities should take into account the surrounding local character and the need for careful design and integration with its surroundings. Very occasionally there may be local circumstances whereby lower densities should be sought, and CS22 allows flexibility for these situations, as the exception rather than the norm.
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1490 3181 - CPRE Cambridgeshire 5765 5520 - The Fairfield Partnership 6194 - Gallagher Longstanton Ltd 1661 - The Marshall Group	Object	<p>The policy does not indicate a density range high enough to be compatible with PPG3 at sustainable locations. The density indication for Cambridge East should be at least 65 dwellings per hectare. Higher densities than 40 per hectare should only be sought in the centres of the planned communities or in locations within the communities that are particularly well served by public transport. High density developments tucked onto low density villages, or clustered to form new 'towns' or suburbs tend to be soul-less and generally unloved. Would recommend minimum density is increased to 40 dwellings per hectare unless special circumstances apply.</p>	<p>PPG3 requires densities of at least 30 dwellings per hectare (dph) in order to make best use of land, and encourages densities of 30-50dph. PPG3 also seeks a greater intensity of development at places with good public transport accessibility. This is carried forward in the Structure Plan which says "Densities of at least 40 dwellings per hectare should be sought in locations close to a good range of existing or potential services and facilities and where there is, or there is the potential for, good public transport accessibility." (from P5/3). CS22 is consistent with the Structure Plan, and is flexible, recognising that higher densities should be achievable in the larger strategic development sites, particularly in the service centres, which will have a greater range of facilities and services and High Quality Public Transport. Density policies for the major developments are included in the AAP's. Higher densities can be achieved without detriment to the environment if carefully designed and integrated with its surroundings. However, a blanket requirement for higher than 30dph across the district would not be considered in keeping with existing development, and should only apply to locations with a good range of facilities and services and good public transport provision, for example in some larger village centres. Very occasionally there may be local circumstances whereby lower densities should be sought, and CS22 allows flexibility for these situations, as the exception rather than the norm.</p>
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3364 - English Partnerships	Support	English Partnerships supports the principles of higher density development i.e. over 40 dwellings per ha. In designing new development opportunities sustainability will be a key consideration and therefore an integral part of the masterplan process. However, in this context of this statement we are unclear as to the wording and intent of the policy as described and would encourage further clarification of its meaning.	Support noted. The Policy on Housing Density will provide greater detail and clarity.
4247 - Cambridgeshire County Council	Support	To be consistent, the term "good quality public transport" should be changed to "high quality public transport" throughout, as used later in CS22, and in accordance with Policy P8/6 of the Structure Plan. A definition should also be included here rather than in Chapter 7.	Whilst the Structure Plan refers to High Quality Public Transport, the Local Transport Plan also includes Good Quality Public Transport. CS22 recognises that the urban extensions to Cambridge and Northstowe should be able to achieve HQPT, but provides more flexibility in the rural areas. Whilst it may be an aspiration to achieve HQPT district-wide, it is considered that GQPT is more achievable over the plan period, considering the rural nature of the District. Inclusion of HQPT in all areas would preclude development at higher density in the villages.
2404 - Papworth Everard Parish Council Planning Committee	Support	We support in general but in the first sentence consider that the use of the word 'very' in relation to special local circumstances is too limiting and should be removed. In the second sentence the reference to higher dwelling densities for sites in more rural locations with the 'POTENTIAL' for GQPT' should include a requirement to prove that such provision is realistic, achievable and sustainable.	Roll forward Local Plan 2004 Papworth Everard Policy 1.

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5463 - Trumpington Meadows Land Company (TMLC) proposed Monsanto Site
4579 - Bayer CropScience Ltd

Support

Support the approach towards housing density.

Support noted.

Decision on CS22 Housing Density - Preferred Approach

Develop the preferred approach into a policy in the Core Strategy, as modified. Roll forward Local Plan 2004 Papworth Everard Policy 1, to reflect special local circumstances.

Representations

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CS23 Market Housing Mix - Preferred Option

4250 - Cambridgeshire County Council	Object The greater numbers of 1 and 2-bedroom dwellings will, however, have an impact on the number of children these developments generate. If, in the future, certain sites are expected to have a certain housing mix, the County Council would wish to be involved at an early date to begin pupil forecasting to determine the size and numbers of schools to be built.	Noted. Greater clarity on population profile is more likely to be achieved through the inclusion of policies on housing mix in the Core Strategy and Area Action Plans. Partnership working with Cambridgeshire County Council will also ensure this is addressed.	Ensure continued partnership working with Cambridgeshire County Council.
4251 - Cambridgeshire County Council	Object Para 5.24 2nd bullet Re-lets of council dwellings are also a factor here, not just housing associations.	Noted. Bullet 2 refers to social rented housing typically housing provided by registered social landlords (housing associations). This is an example, and does not preclude other providers, such as re-lets of council dwellings.	
3661 - Histon & Impington Parish Councils 4357 - Cambridgeshire County Council	Object The housing needs study identified a need for 89% of new housing being 1 & 2 bedroom, and Policy 9/1 of the Structure Plan recommends at least 40% of new housing in the Cambridge Sub Region is affordable (some of which is likely to be 3 bed), suggests a lower proportion of 4 bedroom or more dwellings is required in line with alternative option CS26 with a 50-25-25 split.	The targets proposed in Preferred Option CS23 for bedroom sizes for 1&2 bedroom, 3 bedroom and 4 or more bedrooms in the proportions 40%.30%.30% are considered appropriate for Northstowe as this would address locally identified housing needs whilst not compromising the creation of a balanced community in an entirely new settlement. However, having regard to representations, the use of these proportions in villages would not address the high level of properties of 4 or more bedrooms that has taken place over the last 10 years or more (around half), or the high level of need for 1 and 2 bedroom properties identified in the Housing Need Survey (89% of all market dwellings). Therefore, the use of targets for bedroom sizes in the proportions 50%.25%.25% (CS26) are proposed for development in villages to help redress the balance in existing communities.	CS23 to be applied to major developments and CS26 for development in villages.

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4580 - Bayer CropScience Ltd

Object

The option is too prescriptive and does not follow advice in PPG3. There should not be any such option and it should be deleted.

PPG3 says that the majority of projected growth will be in one-person households and that local authorities should adopt policies which take full account of changes in housing needs in their areas and which will widen the range of housing opportunities to allow these to be met, including to secure an appropriate mix of dwelling size. It says that they should take account of assessments of local housing need in determining type and size of additional housing. The approach proposed is therefore entirely consistent with government guidance and responds to the failure of the market to reflect local needs, as now identified in the Housing Needs Survey.

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4864 - Taylor Woodrow Developments Ltd

Object

The imposition of 40% affordable housing target, as set out by the Structure Plan, will to a great extent influence the make up of housing mix. To impose an extra restriction, the type of mix for market housing, is an over zealous fetter on the housing industry to meet consumer demand.

PPG3 says that the majority of projected growth will be in one-person households and that local authorities should adopt policies which take full account of changes in housing needs in their areas and which will widen the range of housing opportunities to allow these to be met, including to secure an appropriate mix of dwelling size. It says that they should take account of assessments of local housing need in determining type and size of additional housing. The approach proposed is therefore entirely consistent with government guidance and responds to the failure of the market to reflect local needs, as now identified in the Housing Needs Survey. Despite a policy requiring a mix of housing types and sizes in the 1993 and 2004 Local Plans, around half of all new dwellings provided by the market over the last 10 years or so have been of 4 or more bedrooms. Targets are therefore proposed to address this. It would be for a developers to demonstrate to the satisfaction of the local planning authority if an alternative approach was more appropriate on a specific site taking account of local factors. However, this would be an exception to the policy in view of the particularly high level of need identified and the need to respond to the past trend.

4717 - Ashwell (Barton Road) Limited

Object

Objection is raised if the planning authority is suggesting a distortion of market demand for private housing. It is important that land allocations come forward quickly and that there is confidence in market demand for the housing being built.

The Council is responding to the failure of the market to provide an appropriate mix of house sizes over the last 10 years or more, with around half of all new properties being of 4 or more bedrooms, despite policies in the 1993 and 2004 Local Plans. Targets are therefore now proposed to ensure that this situation is addressed.

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	Object	
4923 - Cambridgeshire Recycling	Housing Needs Survey 2002 does not provide an adequate basis or justification for imposing a target mix of market housing on private developers.	PPG3 says that the majority of projected growth will be in one-person households and that local authorities should adopt policies which take full account of changes in housing needs in their areas and which will widen the range of housing opportunities to allow these to be met, including to secure an appropriate mix of dwelling size. It says that they should take account of assessments of local housing need in determining type and size of additional housing. The approach proposed is therefore entirely consistent with government guidance and responds to the failure of the market to reflect local needs, as now identified in the Housing Needs Survey. Despite a policy requiring a mix of housing types and sizes in the 1993 and 2004 Local Plans, around half of all new dwellings provided by the market over the last 10 years or so have been of 4 or more bedrooms. Targets are therefore proposed to address this. It would be for a developers to demonstrate to the satisfaction of the local planning authority if an alternative approach was more appropriate on a specific site taking account of local factors. However, this would be an exception to the policy in view of the particularly high level of need identified and the need to respond to the past trend.
5223		
5262 - Cambridge Joinery Ltd	There is also no justification under current Government guidance for seeking to impose a mix on developers. Such an approach is therefore unreasonable. Para 5.32 recognises the need for flexibility with affordable housing - there is no reason why the same should not apply for market housing.	
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5751 - The English Courtyard Association		
6348 - Gallagher Longstanton Ltd		

5936 - D H Barford & Co	Object	Houses have become more efficient and compact, and are smaller than older properties. Whilst number of small households has grown, many have aspirations to larger family accommodation. Although 46% of properties built between 1991 and 2001 were 4 bed +, this will have little impact on the overall housing stock. Account needs to be taken of affordable housing stock, which will primarily be smaller accommodation. It is unlikely to achieve balanced communities. There should be greater flexibility, we favour alternative option 1.	The targets proposed in Preferred Option CS23 for bedroom sizes for 1&2 bedroom, 3 bedroom and 4 or more bedrooms in the proportions 40%.30%.30% are considered appropriate for Northstowe as this would address locally identified housing needs whilst not compromising the creation of a balanced community in an entirely new settlement. However, having regard to representations, the use of these proportions in villages would not address the high level of properties of 4 or more bedrooms that has taken place over the last 10 years or more (around half), or the high level of need for 1 and 2 bedroom properties identified in the Housing Need Survey (89% of all market dwellings). Therefore, the use of targets for bedroom sizes in the proportions 50%.25%.25% (CS26) are proposed for development in villages to help redress the balance in existing communities.	CS23 to be applied to major developments and CS26 for development in villages.
2610 - FPD Savills 4772	Object	The policy is far too prescriptive. Smaller household size should not automatically be equated with smaller homes. The development should be able to respond to market forces prevalent at the time. This policy unreasonably interferes with market forces. The LDF must endure until 2016 during which period housing needs will fluctuate and should be more flexible.	It is acknowledged that some smaller households would prefer to have a home larger than the minimum that they require. However, in an area of high house prices, affordability is also a relevant factor. The Housing Needs Survey took account of both what people would like and what they expect in identifying a need for 89% of all new properties to be 1 and 2 bedroom. Despite policies in the 1993 and 2004 Local Plans seeking a mix of house types and sizes, the market has not responded to need over the last 10 years or more and targets are therefore now proposed to address identified needs. Plan, Monitor, Manage and reviews of the Housing Needs Survey will ensure that any changes over the plan period are addressed.	
2870 - Januarys 4767 - Atkins Property Developments Ltd 5469 - Trumpington Meadows Land Company 5645 - The Fairfield Partnership 6195 - Gallagher Longstanton Ltd 1663 - The Marshall Group				

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6387 - BT Plc 6390 - Fairview New Homes	Object	Specification of housing mix within a policy is not advocated by government guidance. This policy would lead to a mix of houses which is not required by the local community. Such restrictions also restrict the abilities of developers to respond to market demand, and would affect the viability of individual schemes, hence reducing the numbers of houses coming forward. At the very least the policy should be amended to state that it will seek to negotiate a mix of market housing subject to site considerations.	PPG3 says that the majority of projected growth will be in one-person households and that local authorities should adopt policies which take full account of changes in housing needs in their areas and which will widen the range of housing opportunities to allow these to be met, including to secure an appropriate mix of dwelling size. It says that they should take account of assessments of local housing need in determining type and size of additional housing. The approach proposed is therefore entirely consistent with government guidance and responds to the failure of the market to reflect local needs, as now identified in the Housing Needs Survey.
3656 - House Builders Federation 2502 - Network Rail Infrastructure Ltd 3479 - Royal Mail Group 3556 - Stannifer 3203 - McCann Homes Limited 6067 - Network Rail 5173 - Laing Homes North Thames 6118 - Martin Grant Homes Ltd 6126 - Centex Strategic Land 6143 - Harcourt Developments Ltd.	Object	Concerned that the Council is attempting to prescribe housing mix with little regard to the character and size of individual sites. Housing mix needs to be determined via negotiation on a site by site basis taking account of local needs and market circumstances. The policy should be seen as a guideline rather than an inflexible standard. A restrictive policy could impact on deliverability of otherwise suitable sites.	The Council is responding to the failure of the market to provide an appropriate mix of house sizes over the last 10 years or more, with around half of all new properties being of 4 or more bedrooms, despite policies in the 1993 and 2004 Local Plans. Targets are therefore now proposed to ensure that this situation is addressed. It would be for a developers to demonstrate to the satisfaction of the local planning authority if an alternative approach was more appropriate on a specific site taking account of local factors as an exception to the policy in view of the particularly high level of need for smaller units identified and to respond to the past trend.

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1705 - Cambridgeshire ACRE

Support

Support this option for new large-scale developments such as the new town at Northstowe as it will provide a suitable mix of properties and help create a mixed community.

However I don't feel it is appropriate in established villages as they generally have a high proportion of properties with over 3 bedrooms and it is important to redress this balance. Therefore the proportion of homes with 1 or 2 bedrooms should be higher than indicated in this option.

The targets proposed in Preferred Option CS23 for bedroom sizes for 1&2 bedroom, 3 bedroom and 4 or more bedrooms in the proportions 40%.30%.30% are considered appropriate for Northstowe as this would address locally identified housing needs whilst not compromising the creation of a balanced community in an entirely new settlement. However, having regard to representations, the use of these proportions in villages would not address the high level of properties of 4 or more bedrooms that has taken place over the last 10 years or more (around half), or the high level of need for 1 and 2 bedroom properties identified in the Housing Need Survey (89% of all market dwellings). Therefore, the use of targets for bedroom sizes in the proportions 50%.25%.25% (CS26) are proposed for development in villages to help redress the balance in existing communities.

CS23 to be applied to major developments and CS26 for development in villages.

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3375 - English Partnerships

Support

This policy should allow for flexibility and take into account emerging guidance from revisions to PPG3 and circular 1/97 in securing housing mix.

Each proposal should be considered on its own merits taking into account the socio-economic profile of existing and new communities, housing need assessments, development funding and phasing and market constraints.

Market housing mix should consider the context of affordable housing aspirations and industry's ability to deliver the levels of housing. This is a potentially critical issue in determining market viability.

PPG3 says that the majority of projected growth will be in one-person households and that local authorities should adopt policies which take full account of changes in housing needs in their areas and which will widen the range of housing opportunities to allow these to be met, including to secure an appropriate mix of dwelling size. It says that they should take account of assessments of local housing need in determining type and size of additional housing. The approach proposed is therefore entirely consistent with government guidance and responds to the failure of the market to reflect local needs, as now identified in the Housing Needs Survey. Despite a policy requiring a mix of housing types and sizes in the 1993 and 2004 Local Plans, around half of all new dwellings provided by the market over the last 10 years or so have been of 4 or more bedrooms. Targets are therefore proposed to address this. It would be for a developers to demonstrate to the satisfaction of the local planning authority if an alternative approach was more appropriate on a specific site taking account of local factors. However, this would be an exception to the policy in view of the particularly high level of need identified and the need to respond to the past trend.

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3586 - GO-East

Support

We accept the Council's preferred option as being the most appropriate based on a balanced view of housing need and what is reasonable and viable, as well as the important objective of achieving balanced and sustainable communities. A key point, however, is how this policy approach will be applied in practice, in particular how it will be applied to individual developments across the district.

The final policy in the submission DPD should make clear how the approach to market housing mix applies to individual development proposals.

Support noted. The targets proposed in Preferred Option CS23 for bedroom sizes for 1&2 bedroom, 3 bedroom and 4 or more bedrooms in the proportions 40%.30%.30% are considered appropriate for Northstowe as this would address locally identified housing needs whilst not compromising the creation of a balanced community in an entirely new settlement. However, having regard to representations, the use of these proportions in villages would not address the high level of properties of 4 or more bedrooms that has taken place over the last 10 years or more (around half), or the high level of need for 1 and 2 bedroom properties identified in the Housing Need Survey (89% of all market dwellings). Therefore, the use of targets for bedroom sizes in the proportions 50%.25%.25% (CS26) are proposed for development in villages to help redress the balance in existing communities.

CS23 to be applied to major developments and CS26 for development in villages.

5572

Support

Support proposed option to increase the proportion of smaller dwellings in market housing developments to 40%. The policy for housing mix must be based on local circumstances. In broad terms CS23 seems about right.

Support noted. The targets proposed in Preferred Option CS23 for bedroom sizes for 1&2 bedroom, 3 bedroom and 4 or more bedrooms in the proportions 40%.30%.30% are considered appropriate for Northstowe as this would address locally identified housing needs whilst not compromising the creation of a balanced community in an entirely new settlement. However, having regard to representations, the use of these proportions in villages would not address the high level of properties of 4 or more bedrooms that has taken place over the last 10 years or more (around half), or the high level of need for 1 and 2 bedroom properties identified in the Housing Need Survey (89% of all market dwellings). Therefore, the use of targets for bedroom sizes in the proportions 50%.25%.25% (CS26) are proposed for development in villages to help redress the balance in existing communities.

CS23 to be applied to major developments and CS26 for development in villages.

4573 - Chancellor, Masters & Scholars of the University of Cambridge

Decision on CS23 Market Housing Mix - Preferred Option

CS23 is to be applied to major developments and CS26 for development in villages. This approach will be developed into a policy in the Core Strategy.

CS24 Market Housing Mix - Alternative Option

4358 - Cambridgeshire County Council	Object	The Council would not support this option	Noted. This option is not recommended to be pursued.
4581 - Bayer CropScience Ltd	Object	The option is too prescriptive and does not follow advice in PPG3. There should not be any such option and it should be deleted.	PPG3 says that the majority of projected growth will be in one-person households and that local authorities should adopt policies which take full account of changes in housing needs in their areas and which will widen the range of housing opportunities to allow these to be met, including to secure an appropriate mix of dwelling size. It says that they should take account of assessments of local housing need in determining type and size of additional housing. The approach proposed is therefore entirely consistent with government guidance and responds to the failure of the market to reflect local needs, as now identified in the Housing Needs Survey.

Representations**Nature Representation Summary****District Council's Assessment****Approach to Draft DPD**

4865 - Taylor Woodrow Developments Ltd

Object

The imposition of 40% affordable housing target, as set out by the Structure Plan, will to a great extent influence the make up of housing mix. To impose an extra restriction, the type of mix for market housing, is an over zealous fetter on the housing industry to meet consumer demand.

PPG3 says that the majority of projected growth will be in one-person households and that local authorities should adopt policies which take full account of changes in housing needs in their areas and which will widen the range of housing opportunities to allow these to be met, including to secure an appropriate mix of dwelling size. It says that they should take account of assessments of local housing need in determining type and size of additional housing. The approach proposed is therefore entirely consistent with government guidance and responds to the failure of the market to reflect local needs, as now identified in the Housing Needs Survey. Despite a policy requiring a mix of housing types and sizes in the 1993 and 2004 Local Plans, around half of all new dwellings provided by the market over the last 10 years or so have been of 4 or more bedrooms. Targets are therefore proposed to address this. It would be for a developers to demonstrate to the satisfaction of the local planning authority if an alternative approach was more appropriate on a specific site taking account of local factors. However, this would be an exception to the policy in view of the particularly high level of need identified and the need to respond to the past trend.

Representations

Nature Representation Summary

District Council's Assessment

Approach to Draft DPD

5752 - The English Courtyard Association
6349 - Gallagher Longstanton Ltd

Object

The Council should be careful to balance long term market demand based on real aspirations against snap shot assessments of minimum needs based on shorter term horizons and abstract analysis. The 2002 Housing Needs Survey does not comply with current ODPM guidance set out in the Housing Market Assessment Manual (February 2004). Limited evidence that inter district relationships and the wider Cambridge housing market area have been defined or examined in the survey report. Reference should be made to recommendations in the Cambridge Sub Region Key Worker Housing Study 2003. Of the options set out, CS24 is commended as a sensible compromise.

The Housing Needs Survey provides an appropriate assessment of housing need. It took account of both what people would like and what they expect in terms of the size of housing. This identified a need for 89% 1&2 bedroom properties. The targets proposed in Preferred Option CS23 for bedroom sizes for 1&2 bedroom, 3 bedroom and 4 or more bedrooms in the proportions 40%:30%:30% are considered appropriate for Northstowe as this would address locally identified housing needs whilst not compromising the creation of a balanced community in an entirely new settlement. However, having regard to representations, the use of these proportions in villages would not address the high level of properties of 4 or more bedrooms that has taken place over the last 10 years or more (around half), or the high level of need for 1 and 2 bedroom properties identified in the Housing Need Survey (89% of all market dwellings). Therefore, the use of targets for bedroom sizes in the proportions 50%:25%:25% (CS26) are proposed for development in villages to help redress the balance in existing communities.

CS23 to be applied to major developments and CS26 for development in villages.

6386 - BT Plc
6389 - Fairview New Homes

Object

Specification of housing mix within a policy is not advocated by government guidance. This policy would lead to a mix of houses which is not required by the local community. Such restrictions also restrict the abilities of developers to respond to market demand, and would affect the viability of individual schemes, hence reducing the numbers of houses coming forward. At the very least the policy should be amended to state that it will seek to negotiate a mix of market housing subject to site considerations.

PPG3 says that the majority of projected growth will be in one-person households and that local authorities should adopt policies which take full account of changes in housing needs in their areas and which will widen the range of housing opportunities to allow these to be met, including to secure an appropriate mix of dwelling size. It says that they should take account of assessments of local housing need in determining type and size of additional housing. The approach proposed is therefore entirely consistent with government guidance and responds to the failure of the market to reflect local needs, as now identified in the Housing Needs Survey.

Representations**Nature Representation Summary****District Council's Assessment****Approach to Draft DPD**

4773 3227 3214 - McCann Homes Limited 4769 - Atkins Property Developments Ltd 5471 - Trumpington Meadows Land Company 5646 - The Fairfield Partnership 6196 - Gallagher Longstanton Ltd 1667 - The Marshall Group 1665 - The Marshall Group	Object The policy is far too prescriptive. Smaller household size should not automatically be equated with smaller homes. The development should be able to respond to market forces prevalent at the time. This policy unreasonably interferes with market forces. The LDF must endure until 2016 during which period housing needs will fluctuate and should be more flexible.	It is acknowledged that some smaller households would prefer to have a home larger than the minimum that they require. However, in an area of high house prices, affordability is also a relevant factor. The Housing Needs Survey took account of both what people would like and what they expect in identifying a need for 89% of all new properties to be 1 and 2 bedroom. Despite policies in the 1993 and 2004 Local Plans seeking a mix of house types and sizes, the market has not responded to need over the last 10 years or more and targets are therefore now proposed to address identified needs. Plan, Monitor, Manage and reviews of the Housing Needs Survey will ensure that any changes over the plan period are addressed.
3657 - House Builders Federation 3480 - Royal Mail Group 6121 - Martin Grant Homes Ltd 6127 - Centex Strategic Land 6144 - Harcourt Developments Ltd.	Object Concerned that the Council is attempting to prescribe housing mix with little regard to the character and size of individual sites. Housing mix needs to be determined via negotiation on a site by site basis taking account of local needs and market circumstances. The policy should be seen as a guideline rather than an inflexible standard. A restrictive policy could impact on deliverability of otherwise suitable sites.	The Council is responding to the failure of the market to provide an appropriate mix of house sizes over the last 10 years or more, with around half of all new properties being of 4 or more bedrooms, despite policies in the 1993 and 2004 Local Plans. Targets are therefore now proposed to ensure that this situation is addressed. It would be for a developers to demonstrate to the satisfaction of the local planning authority if an alternative approach was more appropriate on a specific site taking account of local factors as an exception to the policy in view of the particularly high level of need for smaller units identified and the need to respond to the past trend.

Representations

Nature Representation Summary

District Council's Assessment

Approach to Draft DPD

5933 - D H Barford & Co

Support

Houses have become more efficient and compact, and are smaller than older properties. Whilst number of small households has grown, many have aspirations to larger family accommodation. Although 46% of properties built between 1991 and 2001 were 4 bed +, this will have little impact on the overall housing stock. Account needs to be taken of affordable housing stock, which will primarily be smaller accommodation. It is unlikely to achieve balanced communities. There should be greater flexibility, we favour alternative option 1.

The targets proposed in Preferred Option CS23 for bedroom sizes for 1&2 bedroom, 3 bedroom and 4 or more bedrooms in the proportions 40%.30%.30% are considered appropriate for Northstowe as this would address locally identified housing needs whilst not compromising the creation of a balanced community in an entirely new settlement. However, having regard to representations, the use of these proportions in villages would not address the high level of properties of 4 or more bedrooms that has taken place over the last 10 years or more (around half), or the high level of need for 1 and 2 bedroom properties identified in the Housing Need Survey (89% of all market dwellings). Therefore, the use of targets for bedroom sizes in the proportions 50%.25%.25% (CS26) are proposed for development in villages to help redress the balance in existing communities.

CS23 to be applied to major developments and CS26 for development in villages.

Decision on CS24 Market Housing Mix - Alternative Option

This option is rejected.

Representations

Nature Representation Summary

District Council's Assessment

Approach to Draft DPD

CS25 Market Housing Mix - Alternative Option

4359 - Cambridgeshire County Council	Object	The Council would not support this option	Noted. This option is not recommended to be pursued.
4582 - Bayer CropScience Ltd	Object	The option is too prescriptive and does not follow advice in PPG3. There should not be any such option and it should be deleted.	PPG3 says that the majority of projected growth will be in one-person households and that local authorities should adopt policies which take full account of changes in housing needs in their areas and which will widen the range of housing opportunities to allow these to be met, including to secure an appropriate mix of dwelling size. It says that they should take account of assessments of local housing need in determining type and size of additional housing. The approach proposed is therefore entirely consistent with government guidance and responds to the failure of the market to reflect local needs, as now identified in the Housing Needs Survey.

Representations**Nature Representation Summary****District Council's Assessment****Approach to Draft DPD**

4866 - Taylor Woodrow Developments Ltd

Object

The imposition of 40% affordable housing target, as set out by the Structure Plan, will to a great extent influence the make up of housing mix. To impose an extra restriction, the type of mix for market housing, is an over zealous fetter on the housing industry to meet consumer demand.

PPG3 says that the majority of projected growth will be in one-person households and that local authorities should adopt policies which take full account of changes in housing needs in their areas and which will widen the range of housing opportunities to allow these to be met, including to secure an appropriate mix of dwelling size. It says that they should take account of assessments of local housing need in determining type and size of additional housing. The approach proposed is therefore entirely consistent with government guidance and responds to the failure of the market to reflect local needs, as now identified in the Housing Needs Survey. Despite a policy requiring a mix of housing types and sizes in the 1993 and 2004 Local Plans, around half of all new dwellings provided by the market over the last 10 years or so have been of 4 or more bedrooms. Targets are therefore proposed to address this. It would be for a developers to demonstrate to the satisfaction of the local planning authority if an alternative approach was more appropriate on a specific site taking account of local factors. However, this would be an exception to the policy in view of the particularly high level of need identified and the need to respond to the past trend.

Representations**Nature Representation Summary****District Council's Assessment****Approach to Draft DPD**

5753 - The English Courtyard Association
6350 - Gallagher Longstanton Ltd

Object

The Council should be careful to balance long term market demand based on real aspirations against snap shot assessments of minimum needs based on shorter term horizons and abstract analysis. The 2002 Housing Needs Survey does not comply with current ODPM guidance set out in the Housing Market Assessment Manual (February 2004). Limited evidence that inter district relationships and the wider Cambridge housing market area have been defined or examined in the survey report. Reference should be made to recommendations in the Cambridge Sub Region Key Worker Housing Study 2003. Of the options set out, CS24 is commended as a sensible compromise.

The Housing Needs Survey provides an appropriate assessment of housing need. It took account of both what people would like and what they expect in terms of the size of housing. This identified a need for 89% 1&2 bedroom properties. The targets proposed in Preferred Option CS23 for bedroom sizes for 1&2 bedroom, 3 bedroom and 4 or more bedrooms in the proportions 40%:30%:30% are considered appropriate for Northstowe as this would address locally identified housing needs whilst not compromising the creation of a balanced community in an entirely new settlement. However, having regard to representations, the use of these proportions in villages would not address the high level of properties of 4 or more bedrooms that has taken place over the last 10 years or more (around half), or the high level of need for 1 and 2 bedroom properties identified in the Housing Need Survey (89% of all market dwellings). Therefore, the use of targets for bedroom sizes in the proportions 50%:25%:25% (CS26) are proposed for development in villages to help redress the balance in existing communities.

CS23 to be applied to major developments and CS26 for development in villages.

6385 - BT Plc
6388 - Fairview New Homes

Object

Specification of housing mix within a policy is not advocated by government guidance. This policy would lead to a mix of houses which is not required by the local community. Such restrictions also restrict the abilities of developers to respond to market demand, and would affect the viability of individual schemes, hence reducing the numbers of houses coming forward. At the very least the policy should be amended to state that it will seek to negotiate a mix of market housing subject to site considerations.

The Council is responding to the failure of the market to provide an appropriate mix of house sizes over the last 10 years or more, with around half of all new properties being of 4 or more bedrooms, despite policies in the 1993 and 2004 Local Plans. Targets are therefore now proposed to ensure that this situation is addressed. It would be for a developers to demonstrate to the satisfaction of the local planning authority if an alternative approach was more appropriate on a specific site taking account of local factors. However, this would be an exception to the policy in view of the particularly high level of need identified and the need to respond to the past trend.

Representations**Nature Representation Summary****District Council's Assessment****Approach to Draft DPD**

4774 3236 2871 - January's 4770 - Atkins Property Developments Ltd 5472 - Trumpington Meadows Land Company 5647 - The Fairfield Partnership 6197 - Gallagher Longstanton Ltd 6145 - Harcourt Developments Ltd. 1668 - The Marshall Group	Object The policy is far too prescriptive. Smaller household size should not automatically be equated with smaller homes. The development should be able to respond to market forces prevalent at the time. This policy unreasonably interferes with market forces. The LDF must endure until 2016 during which period housing needs will fluctuate and should be more flexible.	It is acknowledged that some smaller households would prefer to have a home larger than the minimum that they require. However, in an area of high house prices, affordability is also a relevant factor. The Housing Needs Survey took account of both what people would like and what they expect in identifying a need for 89% of all new properties to be 1 and 2 bedroom. Despite policies in the 1993 and 2004 Local Plans seeking a mix of house types and sizes, the market has not responded to need over the last 10 years or more and targets are therefore now proposed to address identified needs. Plan, Monitor, Manage and reviews of the Housing Needs Survey will ensure that any changes over the plan period are addressed.
3658 - House Builders Federation 3482 - Royal Mail Group 3216 - McCann Homes Limited 6122 - Martin Grant Homes Ltd 6128 - Centex Strategic Land	Object Concerned that the Council is attempting to prescribe housing mix with little regard to the character and size of individual sites. Housing mix needs to be determined via negotiation on a site by site basis taking account of local needs and market circumstances. The policy should be seen as a guideline rather than an inflexible standard. A restrictive policy could impact on deliverability of otherwise suitable sites.	The Council is responding to the failure of the market to provide an appropriate mix of house sizes over the last 10 years or more, with around half of all new properties being of 4 or more bedrooms, despite policies in the 1993 and 2004 Local Plans. Targets are therefore now proposed to ensure that this situation is addressed. It would be for a developers to demonstrate to the satisfaction of the local planning authority if an alternative approach was more appropriate on a specific site taking account of local factors as an exception to the policy in view of the particularly high level of need for smaller units identified and the need to respond to the past trend.

Representations

Nature Representation Summary

District Council's Assessment

Approach to Draft DPD

1707 - Cambridgeshire ACRE
 2519 - Addenbrooke's Hospital
 2878 - Steeple Morden Parish
 Council

Support

Support the need to provide a mix of market housing including a higher provision of smaller units, i.e. 1 and 2 bedroom units than has been provided in recent years because there is a severe shortage and housing needs surveys always show that the largest demand is for these smaller homes. If there was a larger share of smaller properties it may help stabilise or even reduce the high market prices for smaller properties. This in turn could help cut the housing register waiting list as more people could afford these properties. It would also help villages retain sustainable communities as a greater number of younger first time buyers could afford to live there.

Support noted. However, whilst targets with a higher proportion of smaller dwellings than the Preferred Option are now proposed, this option is considered to be too onerous and not a reasonable response to the issue.

Decision on CS25 Market Housing Mix - Alternative Option

This option is rejected.

CS26 Market Housing Mix - Alternative Option

2275 - Gamlingay Parish Council	Object	Gamlingay Parish Council (GPC) would prefer to split 1 and 2 bedroom houses at 25% and 25% each within this policy to ensure that developers address the balance in responding to the need for 1 bedroom accommodation in particular.	Support for the use of targets for bedroom sizes in the proportions 50%:25%:25% is noted. This would redress the balance in existing communities where there has been a high level of properties of 4 or more bedrooms that has taken place over the last 10 years or more. However it is not considered appropriate to subdivide the target for 1 and 2 bedroom properties. The demand for, and suitability of, 1 bedroom properties is limited given their inflexibility to changes in people's circumstances. Their provision as part of a smaller dwellings target allows greater flexibility.
3659 - House Builders Federation 3483 - Royal Mail Group 3218 - McCann Homes Limited	Object	Concerned that the Council is attempting to prescribe housing mix with little regard to the character and size of individual sites. Housing mix needs to be determined via negotiation on a site by site basis taking account of local needs and market circumstances. The policy should be seen as a guideline rather than an inflexible standard. A restrictive policy could impact on deliverability of otherwise suitable sites.	The Council is responding to the failure of the market to provide an appropriate mix of house sizes over the last 10 years or more, with around half of all new properties being of 4 or more bedrooms, despite policies in the 1993 and 2004 Local Plans. Targets are therefore now proposed to ensure that this situation is addressed. It would be for a developers to demonstrate to the satisfaction of the local planning authority if an alternative approach was more appropriate on a specific site taking account of local factors as an exception to the policy in view of the particularly high level of need for smaller units identified and to respond to the past trend.

Representations

Nature Representation Summary

District Council's Assessment

Approach to Draft DPD

4583 - Bayer CropScience Ltd

Object

The option is too prescriptive and does not follow advice in PPG3. There should not be any such option and it should be deleted.

PPG3 says that the majority of projected growth will be in one-person households and that local authorities should adopt policies which take full account of changes in housing needs in their areas and which will widen the range of housing opportunities to allow these to be met, including to secure an appropriate mix of dwelling size. It says that they should take account of assessments of local housing need in determining type and size of additional housing. The approach proposed is therefore entirely consistent with government guidance and responds to the failure of the market to reflect local needs, as now identified in the Housing Needs Survey.

Representations**Nature Representation Summary****District Council's Assessment****Approach to Draft DPD**

4868 - Taylor Woodrow Developments Ltd

Object

The imposition of 40% affordable housing target, as set out by the Structure Plan, will to a great extent influence the make up of housing mix. To impose an extra restriction, the type of mix for market housing, is an over zealous fetter on the housing industry to meet consumer demand.

PPG3 says that the majority of projected growth will be in one-person households and that local authorities should adopt policies which take full account of changes in housing needs in their areas and which will widen the range of housing opportunities to allow these to be met, including to secure an appropriate mix of dwelling size. It says that they should take account of assessments of local housing need in determining type and size of additional housing. The approach proposed is therefore entirely consistent with government guidance and responds to the failure of the market to reflect local needs, as now identified in the Housing Needs Survey. Despite a policy requiring a mix of housing types and sizes in the 1993 and 2004 Local Plans, around half of all new dwellings provided by the market over the last 10 years or so have been of 4 or more bedrooms. Targets are therefore proposed to address this. It would be for a developers to demonstrate to the satisfaction of the local planning authority if an alternative approach was more appropriate on a specific site taking account of local factors. However, this would be an exception to the policy in view of the particularly high level of need identified and the need to respond to the past trend.

Representations**Nature Representation Summary****District Council's Assessment****Approach to Draft DPD**

6383 - BT Plc
6384 - Fairview New Homes

Object

Specification of housing mix within a policy is not advocated by government guidance. This policy would lead to a mix of houses which is not required by the local community. Such restrictions also restrict the abilities of developers to respond to market demand, and would affect the viability of individual schemes, hence reducing the numbers of houses coming forward. At the very least the policy should be amended to state that it will seek to negotiate a mix of market housing subject to site considerations.

PPG3 says that the majority of projected growth will be in one-person households and that local authorities should adopt policies which take full account of changes in housing needs in their areas and which will widen the range of housing opportunities to allow these to be met, including to secure an appropriate mix of dwelling size. It says that they should take account of assessments of local housing need in determining type and size of additional housing. The approach proposed is therefore entirely consistent with government guidance and responds to the failure of the market to reflect local needs, as now identified in the Housing Needs Survey.

5754 - The English Courtyard Association
6351 - Gallagher Longstanton Ltd

Object

The Council should be careful to balance long term market demand based on real aspirations against snap shot assessments of minimum needs based on shorter term horizons and abstract analysis. The 2002 Housing Needs Survey does not comply with current ODPM guidance set out in the Housing Market Assessment Manual (February 2004). Limited evidence that inter district relationships and the wider Cambridge housing market area have been defined or examined in the survey report. Reference should be made to recommendations in the Cambridge Sub Region Key Worker Housing Study 2003. Of the options set out, CS24 is commended as a sensible compromise.

CS23 to be applied to major developments and CS26 for development in villages.

The Housing Needs Survey provides an appropriate assessment of housing need. It took account of both what people would like and what they expect in terms of the size of housing. This identified a need for 89% 1&2 bedroom properties. The targets proposed in Preferred Option CS23 for bedroom sizes for 1&2 bedroom, 3 bedroom and 4 or more bedrooms in the proportions 40%:30%:30% are considered appropriate for Northstowe as this would address locally identified housing needs whilst not compromising the creation of a balanced community in an entirely new settlement. However, having regard to representations, the use of these proportions in villages would not address the high level of properties of 4 or more bedrooms that has taken place over the last 10 years or more (around half), or the high level of need for 1 and 2 bedroom properties identified in the Housing Need Survey (89% of all market dwellings). Therefore, the use of targets for bedroom sizes in the proportions 50%:25%:25% (CS26) are proposed for development in villages to help redress the balance in existing communities.

Representations**Nature Representation Summary****District Council's Assessment****Approach to Draft DPD**

4775 3248 2872 - January's 4771 - Atkins Property Developments Ltd 5473 - Trumpington Meadows Land Company 5648 - The Fairfield Partnership 6198 - Gallagher Longstanton Ltd 1670 - The Marshall Group	Object	The policy is far too prescriptive. Smaller household size should not automatically be equated with smaller homes. The development should be able to respond to market forces prevalent at the time. This policy unreasonably interferes with market forces. The LDF must endure until 2016 during which period housing needs will fluctuate and should be more flexible.	It is acknowledged that some smaller households would prefer to have a home larger than the minimum that they require. However, in an area of high house prices, affordability is also a relevant factor. The Housing Needs Survey took account of both what people would like and what they expect in identifying a need for 89% of all new properties to be 1 and 2 bedroom. Despite policies in the 1993 and 2004 Local Plans seeking a mix of house types and sizes, the market has not responded to need over the last 10 years or more and targets are therefore now proposed to address identified needs. Plan, Monitor, Manage and reviews of the Housing Needs Survey will ensure that any changes over the plan period are addressed.
1398 - Gamlingay Parish Council 4360 - Cambridgeshire County Council 3189 - CPRE Cambridgeshire	Support	Support this option because it provides the best way of implementing Structure Plan SP9/1. Support the option for 50% 1 and 2 bedroom houses, although would prefer to split 1 and 2 bedroom houses at 25% and 25% each within this policy to ensure that developers address the balance in responding to the need for 1 bedroom accommodation in particular.	Support for the use of targets for bedroom sizes in the proportions 50%.25%.25% is noted. This would address the balance in existing communities where there has been a high level of properties of 4 or more bedrooms that has taken place over the last 10 years or more. However it is not considered appropriate to subdivide the target for 1 and 2 bedroom properties. The demand for, and suitability of, 1 bedroom properties is limited given their inflexibility to changes in people's circumstances. Their provision as part of a smaller dwellings target allows greater flexibility.

Decision on CS26 Market Housing Mix - Alternative Option

CS23 is to be applied to major developments and CS26 for development in villages. This approach will be developed into a policy in the Core Strategy.

CS27 Affordable Housing Target - Preferred Option

<p>2415 - Papworth Everard Parish Council Planning Committee</p>	<p>Object</p> <p>We support the aims behind this policy but consider the wording should allow for unique situations such as in Papworth Everard. The ongoing developments in this village are aimed at REDUCING the high proportion of Social Housing so as to create a more balanced, sustainable community. The last sentence in CS27 could be altered to "...whether there are other planning OR SOCIAL objectives which need to be given priority..."</p>	<p>The target for Affordable Housing in CS27 allows a degree of flexibility with "approximately 50% of the total dwellings proposed" and that the precise percentage would be determined having regard to a variety of factors. Papworth Everard is unusual in that it already has a high proportion of social rented housing. However, there are a number of other intermediate tenures that also come under the definition of affordable housing which would help create a more balanced community. This will also be taken into account in assessing the appropriate level of affordable housing in the village.</p>
<p>4252 - Cambridgeshire County Council</p>	<p>Object</p> <p>Para 5.25</p> <p>The Housing Needs survey has an inadequate coverage of the full needs of in-migrants; these reports concentrate on the housing needs of migrants who cannot afford the private market (sale or rent). The Structure Plan forecasts a need for net additional households of 20,000 in 17 years, or 1,176 a year. This is higher than the 1,087 apparently arising from the housing needs survey, which undercounts additional demand by migrants (net) for affordable private sector housing.</p>	<p>The HNS is prepared in accordance with government guidance. Housing needs are assessed on the basis of survey and projections. The figure of 1087 dwellings per annum quoted in paragraph 5.25 is intended to relate to the total annual dwelling requirement in the District. If the Structure Plan average figure of 1176 dwellings per annum is used the affordable housing requirement as a population of all housing is reduced from 80.1% to 74.1%. However, this is still clearly well above the proposed 50% target. The correct figures will be used in the Core Strategy.</p>

Representations

Nature Representation Summary

District Council's Assessment

Approach to Draft DPD

4253 - Cambridgeshire County Council
 2524 - Norfolk, Suffolk and Cambridgeshire Strategic Health Authority
 2521 - Addenbrooke's Hospital

Object

There could be a breakdown of affordable housing and the proportion of key worker housing should be specified, yet be variable according to the location, with a higher proportion in closer proximity to public service facilities, such as a major hospital.

The term Affordable Housing is now used to encompass a wide variety of types and tenures of housing for a wide range of people with different personal circumstances, including housing for Key Workers. CS31 allows flexibility for the provision of a mix of affordable housing types, including Key Worker housing, according to the identified local need. Consideration will be given to the inclusion in the supporting text of the Core Strategy to an indicative breakdown of the affordable housing by tenure. However, the actual breakdown will be determined on a case by case basis having regard to local circumstances and the nature of need in the locality at the time of an application. The creation of a balanced community will also be a key consideration.

Consideration will be given to the inclusion in the supporting text of the Core Strategy to an indicative breakdown of the affordable housing by tenure.

3662 - House Builders Federation

Object

Affordable housing is only suitable on sites of a 'substantial scale' - 25 dwellings. The need for affordable housing should be based on a clear understanding of the area throughout the duration of the Plan.

The Housing Needs Survey has identified a level of need sufficient to justify an Affordable Housing Target of 50% and the lower thresholds used in Local Plan 2004, as proposed as the Preferred Approach CS30.

Representations**Nature Representation Summary****District Council's Assessment****Approach to Draft DPD**

4869 - Taylor Woodrow Developments Ltd	Object	The adopted Structure Plan does not endorse a 50% target for affordable housing. In addition, emerging Regional Spatial Strategy is likely to contain a figure between 30% and 40%. In such circumstances there can be no justification for the proposed figure in the Northstowe AAP.	The adopted Structure Plan requires "40% or more of the new housing in the Sub Region" to be affordable (Policy P9/1). It does not set an upper limit. The draft RSS14 published December 2004 says that "affordable housing must constitute at least 30% of housing supply in all local authority areas, though the overall aspiration is to secure at least 40% where housing stress warrants higher provision. Provision in excess of 30% will be defined and justified in local development documents and housing strategies, informed by local housing assessments". It also says that social rented housing should be at least "30% of overall provision" (policy SS13). In the Cambridge Sub Region section, paragraph 5.114 says that "40% or more" of new housing needs to be affordable. If this overall target of all new housing development is to be achieved, affordable housing provision on qualifying sites towards the heart of the Cambridge Sub Region where need is greatest will need to be higher than 40%. The Housing Needs Survey 2002 identifies a high level of housing need in South Cambs and recommends a target of 50%. The Preferred Approach towards affordable housing is therefore consistent with both the adopted Structure Plan and the emerging draft RSS14.
3598 - GO-East 6117 - Martin Grant Homes Ltd 6123 - Centex Strategic Land 6149 - Harcourt Developments Ltd.	Object	No objection in principle to the provision of a material amount of affordable housing, in accordance with national advice. However, a realistic evidence of housing need and viability must underpin any such requirement to demonstrate that what is sought is realistic and reasonable. In this respect, object to the application of a standard affordable housing requirement to be applied to all development schemes.	The Housing Needs Survey has identified a level of need sufficient to justify an Affordable Housing Target of 50% and thresholds used in Local Plan 2004, as proposed as the Preferred Option CS30. The target for Affordable Housing in CS27 is flexible with "approximately 50% of the total dwellings proposed" and that the precise percentage would be determined having regard to a variety of factors.

	Object	
2620 - FPD Savills		
4929 - Cambridgeshire Recycling		
5224	50% target is unreasonable and will lead to many schemes, especially small schemes, becoming unviable. It will therefore not achieve any significant improvement in affordability nor in the provision of affordable housing. The proviso that the precise percentage will be determined having regard to development costs is welcomed, but what is not clear is how the Council will determine such matters in a reasonable and objective fashion that does not undermine financial confidentiality issues. In conjunction with the affordable housing requirement, account needs to be taken of the housing mix policy which will achieve greater numbers of small more affordable private market properties that will contribute to meeting the housing need. Taking this into consideration we consider the preferred option target is too high and will not achieve a balanced community on new estates, we therefore support a lower target in line with the structure plan reference.	
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3274		
5366		
5374		
5925 - D H Barford & Co		
5691		
5724 (Land at 17 Whitcroft Road, Meldreth)		
5737		
2874 - Januarys		
4715 - Ashwell (Barton Road) Limited		
3221 - McCann Homes Limited		
4887 - Cambs County Council Property & Procurement Department		
6363		
5755 - The English Courtyard Association		
5474 - Trumpington Meadows Land Company		
5176 - Laing Homes North Thames		
5700 - Freshwater Estates Ltd. (Land at 41 Mill Lane, Sawston)		
4586 - Bayer CropScience Ltd		
1672 - The Marshall Group		

Local Plan of over 10 dwellings (see CS30). The increase in the target will therefore apply to larger sites in larger settlements. These are the more sustainable locations for development with better services and facilities, including public transport. Affordable housing provision should be maximised in these locations.

The process for assessing viability of individual development proposals and therefore the appropriate level of affordable housing and other obligations for a site is an issue that will need to be resolved. This will need to have regard to financial confidentiality whilst at the same time offering confidence to the local planning authority that the viability concerns are reasonable and genuine, if the level of affordable housing provision is to be varied. Cambridgeshire Horizons will play an important role in this for the major developments.

The implications of the Affordable Housing target taken alongside housing mix targets will need to be taken into account in determining planning applications. However, it is important to recognise that the need identified in the Housing Needs Survey for 1 and 2 bedroom properties was 89% of all market housing. Whilst not all new housing will be for first time buyers and some will be taken by existing home owners upgrading and therefore freeing smaller second hand properties, there is still a need to redress the imbalance that has occurred over the last 10 years or more with around half of all new properties in the district being 4 bedroom or larger. The plan, monitor and manage process will ensure that the effect of the Core Strategy policies on house sizes and balanced communities will be continually assessed and can be reviewed as and when necessary.

Representations**Nature Representation Summary****District Council's Assessment****Approach to Draft DPD**

6352 - Gallagher Longstanton Ltd	Object	<p>Definitions within paragraph 5.24 are insufficiently clear.</p> <p>The category 'intermediate housing' needs to be properly defined so as to specify the various initiatives it might encompass. 'Special needs' housing and 'affordable' housing are not synonymous. It is inappropriate to simply include 'supported housing' under the general umbrella of 'affordable housing'. Further clarification is needed.</p>	<p>The Core Strategy will provide further detail on the definitions of affordable housing, including the types of intermediate housing. It is agreed that special needs housing and affordable housing are not synonymous. The report explained that the type of special needs housing covered under the term affordable housing is that which is subsidised and where the needs are addressed through the Supporting People initiative. There will be other forms of special needs housing which will be provided by the market eg sheltered housing. This will be clarified in the Core Strategy.</p>
2504 - Network Rail Infrastructure Ltd	Object	<p>Whilst it is reasonable to have a District target, this should not be a blanket percentage applied inflexibly to all sites with no regard to viability or differing types of housing need. The provision of high levels of affordable housing in addition to other much needed community benefits could in certain circumstances render a development unviable, in which case the community would receive no benefit at all. The Policy should therefore recognise that a lower affordable housing contribution might be acceptable in certain circumstances.</p>	<p>Whilst the Affordable Housing Target applies district-wide, it is flexible with "approximately 50% of the total dwellings proposed" to be affordable. The precise percentage would be determined having regard to a variety of factors, including local issues and development costs.</p>
6071 - Network Rail	Object		

Representations**Nature Representation Summary****District Council's Assessment****Approach to Draft DPD**

6199 - Gallagher Longstanton Ltd 6631 - Gallagher Longstanton Ltd	Object	<p>The Council's stated 'preference' for a 50% target nor the recommendations upon which this is based are properly justified.</p> <p>The Council's preferred option established in CS27 is not justified. The Council's rejection of CS28 and CS29 is not justified. An overall target of around 30% would prove more appropriate and realistic.</p>	<p>The South Cambridgeshire Housing Needs Survey 2002 identifies a high level of need in the District of 871 units per annum. It recommends a target of 50% Affordable Housing. Even at this level, not all need over the plan period will be met. The Cambridge Sub-Region Housing Needs Survey identified a similar but higher level of need. A key part of the development strategy for the Cambridge Sub-Region is about meeting local needs, and the Structure Plan requires at least 40% of all housing in the Cambridge Sub-Region to be affordable. Taking account of the higher level of need and higher house prices at the heart of the sub-region (i.e. Cambridge and South Cambs) and that some sites will not meet the thresholds for providing affordable housing provision, it is necessary for the target for South Cambs to be higher than 40%. The proposed 50% target is therefore considered to be reasonable.</p>
6381 - BT Plc 6382 - Fairview New Homes	Object	<p>Object to 50% target for affordable housing in new developments. Circular 6/98 clearly states that policies for affordable housing should only set "indicative targets for specific sites", not a blanket quota.</p>	<p>This approach was scrutinised and updated during the preparation of Local Plan 2004. Whilst the Affordable Housing Target applies district-wide, it is flexible with "approximately 50% of the total dwellings proposed" to be affordable. The precise percentage would be determined having regard to a variety of factors, including local issues and development costs.</p>

3665 - Histon & Impington Parish Councils	Support	Will best implement Policy P9/1 of the Structure Plan. This figure is recommended in the Joint Housing Needs Survey and also reflects the approach being taken by the City Council. There is a very real need for affordable housing in Cambridgeshire, 50% represents this need. The supply of homes, and affordable homes in particular, is a significant constraint on economic growth and competitiveness. It will make an essential contribution to creation of vibrant, socially well balanced sustainable communities.	Support noted.
4361 - Cambridgeshire County Council			
1708 - Cambridgeshire ACRE			
2595 - East of England Development Agency			
1942 - Cottenham Parish Council			
2271 - Cambridge City Council			
3255 - South Cambridgeshire Primary Care Trust			
3377 - English Partnerships			
3192 - CPRE Cambridgeshire			
4559 - Chancellor, Masters & Scholars of the University of Cambridge			
6182 - Executors of the Late John Sheldrick			
5744			
6176			

Decision on CS27 Affordable Housing Target - Preferred Option

Develop the preferred option into a policy in the Core Strategy.

CS28 Affordable Housing Target - Rejected Option

3663 - House Builders Federation	Object	Affordable housing is only suitable on sites of a 'substantial scale' - 25 dwellings. The need for affordable housing should be based on a clear understanding of the area throughout the duration of the Plan.	The Housing Needs Survey has identified a level of need sufficient to justify an Affordable Housing Target of 50% and thresholds used in Local Plan 2004, as proposed as the Preferred Option CS30.
4871 - Taylor Woodrow Developments Ltd 5475 - Trumpington Meadows Land Company	Object	It is submitted that the 40% affordable housing target is the appropriate figure to apply. This is a figure set by the adopted Structure Plan Policy P9/1, which the LDF is meant to be conforming with.	The Housing Needs Survey has identified a level of need sufficient to justify an Affordable Housing Target of 50% and thresholds used in Local Plan 2004, as proposed as the Preferred Option CS30. The Structure Plan Policy P9/1 seeks a target of "40% or more" for new housing in the Cambridge Sub-Region. Therefore a target of 40% is in accordance with the Structure Plan.
6119 - Martin Grant Homes Ltd 6124 - Centex Strategic Land 6152 - Harcourt Developments Ltd.	Object	No objection in principle to the provision of a material amount of affordable housing, in accordance with national advice. However, a realistic evidence of housing need must underpin any such requirement. Similarly, the provision of necessary infrastructure as part of the site releases which could have significant financial costs for the developer must be taken into account when negotiating the affordable housing provision. In this respect, object to the application of a standard affordable housing requirement to be applied to all development schemes.	The Housing Needs Survey has identified a level of need sufficient to justify an Affordable Housing Target of 50% and thresholds used in Local Plan 2004, as proposed as the Preferred Option CS30. The Affordable Housing Target in CS27 is flexible with "approximately 50% of the total dwellings proposed", and that the precise percentage would be determined having regard to a variety of factors.

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5922 - D H Barford & Co
 2875 - Januarys
 3224 - McCann Homes Limited
 5180 - Laing Homes North Thames
 5735 - Bayer CropScience Ltd
 1673 - The Marshall Group

Object

In conjunction with the affordable housing requirement, account needs to be taken of the housing mix policy which will achieve greater numbers of small more affordable private market properties that will contribute to meeting the housing need. Taking this into consideration we consider the preferred option target is too high and will not achieve a balanced community on new estates, we therefore support a lower target in line with the structure plan reference. With the addition of other burdensome development costs, this threatens the very delivery of housing growth needed to sustain the sub-region.

The Housing Needs Survey has identified a level of need sufficient to justify an Affordable Housing Target of 50% and thresholds used in Local Plan 2004, as proposed as the Preferred Option CS30. It also identified a high level of need in market housing for smaller dwellings, in addition to the affordable housing need. The Structure Plan Policy P9/1 seeks a target of '40% or more' for new housing in the Cambridge Sub-Region. Not all new housing sites will meet the thresholds for securing affordable housing and need is particularly high towards the heart of the sub region. To have a realistic chance that the Structure Plan target will be achieved, a target above that level is required in South Cambs, where much of the new development is proposed, and much is already committed under policies with lower targets. The County Monitoring Report shows that current levels of affordable housing provision in the District is 14.2% of all dwellings. Whilst this is higher than the County average and is steadily increasing a significant increase is required to address the high levels of housing need identified. The target for Affordable Housing includes a degree of flexibility and the precise percentage on an individual site would be determined having regard to a variety of factors. It is not considered that the targets for affordable housing and for market housing mix would prejudice the creation of sustainable communities. A study is being undertaken, led by Cambridgeshire Horizons, looking specifically at the factors involved in creating sustainable communities. The findings of this work will help inform the preparation of the LDF.

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6353 - Gallagher Longstanton Ltd	Object	Definitions within paragraph 5.24 are insufficiently clear. The category 'intermediate housing' needs to be properly defined so as to specify the various initiatives it might encompass. 'Special needs' housing and 'affordable' housing are not synonymous. It is inappropriate to simply include 'supported housing' under the general umbrella of 'affordable housing'. Further clarification is needed.	The Core Strategy will provide further detail on the definitions of affordable housing, including the types of intermediate housing. It is agreed that special needs housing and affordable housing are not synonymous. The report explained that the type of special needs housing covered under the term affordable housing is that which is subsidised and where the needs are addressed through the Supporting People initiative. There will be other forms of special needs housing which will be provided by the market eg sheltered housing. This will be clarified in the Core Strategy.
6200 - Gallagher Longstanton Ltd 6632 - Gallagher Longstanton Ltd	Object	The Council's stated 'preference' for a 50% target nor the recommendations upon which this is based are properly justified. The Council's preferred option established in CS27 is not justified. The Council's rejection of CS28 and CS29 is not justified. An overall target of around 30% would prove more appropriate and realistic.	The South Cambridgeshire Housing Needs Survey 2002 identifies a high level of need in the District of 871 units per annum. It recommends a target of 50% Affordable Housing. Even at this level, not all need over the plan period will be met. The Cambridge Sub-Region Housing Needs Survey identified a similar but higher level of need. A key part of the development strategy for the Cambridge Sub-Region is about meeting local needs, and the Structure Plan requires at least 40% of all housing in the Cambridge Sub-Region to be affordable. Taking account of the higher level of need and higher house prices at the heart of the sub-region (i.e. Cambridge and South Cambs) and that some sites will not meet the thresholds for providing affordable housing provision, it is necessary for the target for South Cambs to be higher than 40%. The proposed 50% target is therefore considered to be reasonable.
2621 - FPDSavills	Support	The 40% figure remains too high and threatens the delivery of new housing within the Government's designated growth area.	Support for the rejection of this option is noted. However, it is not accepted that a target of 40% is too high (see CS27).

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4362 - Cambridgeshire County Council 4884 - Cambs County Council Property & Procurement Department	Support	This should be a rejected option	Support for the rejection noted.
4563 - Chancellor, Masters & Scholars of the University of Cambridge	Support	We recognise that the level of housing need in south cambs would justify an affordable housing target of 50% of total dwellings proposed, but are concerned that any such target rigidly enforced could already affect development viability of some sites. The university would support a policy that seeks to achieve a min of 40% and up to 50% where achievable taking into account the particular costs of development, including planning obligations.	Support for the rejection of this option is noted. The Preferred option is flexible with approximately 50 of the total dwellings proposed to be affordable. The precise percentage would be determined having regard to a variety of factors, including local issues and development costs.

Decision on CS28 Affordable Housing Target - Rejected Option

This option should continue to be rejected.

CS29 Affordable Housing Target - Rejected Option

2572 - Addenbrooke's Hospital	Object	Key worker needs should be recognised in this section of the document.	The term Affordable Housing is now used to encompass a wide variety of types and tenures of housing for a wide range of people with different personal circumstances, including housing for 'Key Workers' as set out in paragraph 5.24.
2627 - FPD Savills 5182 - Laing Homes North Thames 1674 - The Marshall Group	Object	Support the target of 30% as it may be achievable, taking into account development costs and will balance the need for the delivery of new dwellings and also the need to secure affordable housing. A critical issue to be addressed in terms of affordable housing is that of funding and its effects on delivery of housing numbers. The community to be created offers the opportunity better to respond to the housing and social needs of the area.	The Housing Needs Survey has identified a level of need sufficient to justify an Affordable Housing Target of 50% and thresholds used in Local Plan 2004, as proposed as the Preferred Option CS30. The Structure Plan Policy P9/1 seeks a target of "40% or more" for new housing in the Cambridge Sub-Region. Therefore a target of 30% is not in accordance with the Structure Plan.
6120 - Martin Grant Homes Ltd 6125 - Centex Strategic Land 6153 - Harcourt Developments Ltd.	Object	No objection in principle to the provision of a material amount of affordable housing, in accordance with national advice. However, a realistic evidence of housing need must underpin any such requirement. Similarly, the provision of necessary infrastructure as part of the site releases which could have significant financial costs for the developer must be taken into account when negotiating the affordable housing provision. In this respect, object to the application of a standard affordable housing requirement to be applied to all development schemes.	The Housing Needs Survey has identified a level of need sufficient to justify a target of 50% and thresholds used in Local Plan 2004, as proposed as the Preferred Option CS30. The target for Affordable Housing in CS27 is flexible with "approximately 50% of the total dwellings proposed", and that the precise percentage would be determined having regard to a variety of factors.

Representations**Nature Representation Summary****District Council's Assessment****Approach to Draft DPD**

6354 - Gallagher Longstanton Ltd	Object	<p>Definitions within paragraph 5.24 are insufficiently clear.</p> <p>The category 'intermediate housing' needs to be properly defined so as to specify the various initiatives it might encompass. 'Special needs' housing and 'affordable' housing are not synonymous. It is inappropriate to simply include 'supported housing' under the general umbrella of 'affordable housing'. Further clarification is needed.</p>	<p>The Core Strategy will provide further detail on the definitions of affordable housing, including the types of intermediate housing. It is agreed that special needs housing and affordable housing are not synonymous. The report explained that the type of special needs housing covered under the term affordable housing is that which is subsidised and where the needs are addressed through the Supporting People initiative. There will be other forms of special needs housing which will be provided by the market eg sheltered housing. This will be clarified in the Core Strategy.</p>
3226 - McCann Homes Limited 5736 - Bayer CropScience Ltd	Object	<p>The 50% preferred option is not supported by the Structure Plan policy and is unsuitable for the villages. An unachievable target is more likely to lead to delay in the orderly release of housing sites that will undermine the objective of securing a reliable continuous supply of building land in the Cambridge growth area. Different, higher ratios could be considered for the greenfield urban expansion sites through the relevant Area Action Plan.</p>	<p>The Housing Needs Survey has identified a level of need sufficient to justify an Affordable Housing Target of 50% and thresholds used in Local Plan 2004, as proposed as the Preferred Option CS30. The adopted Local Plan already has a target of 50% for all villages under 3000 population. Then proposed 50% target is therefore only a change for larger villages and major developments. The Structure Plan Policy P9/1 seeks a target of '40% or more' for new housing in the Cambridge Sub-Region. Therefore a target of 50% is in accordance with the Structure Plan.</p>

Representations**Nature Representation Summary****District Council's Assessment****Approach to Draft DPD**

6633 - Gallagher Longstanton Ltd 6201 - Gallagher Longstanton Ltd	Object	The Council's stated 'preference' for a 50% target nor the recommendations upon which this is based are properly justified. The Council's preferred option established in CS27 is not justified. The Council's rejection of CS28 and CS29 is not justified. An overall target of around 30% would prove more appropriate and realistic.	The South Cambridgeshire Housing Needs Survey 2002 identifies a high level of need in the District of 871 units per annum. It recommends a target of 50% Affordable Housing. Even at this level, not all need over the plan period will be met. The Cambridge Sub-Region Housing Needs Survey identified a similar but higher level of need. A key part of the development strategy for the Cambridge Sub-Region is about meeting local needs, and the Structure Plan requires at least 40% of all housing in the Cambridge Sub-Region to be affordable. Taking account of the higher level of need and higher house prices at the heart of the sub-region (i.e. Cambridge and South Cambs) and that some sites will not meet the thresholds for providing affordable housing provision, it is necessary for the target for South Cambs to be higher than 40%. The proposed 50% target is therefore considered to be reasonable.
3664 - House Builders Federation	Support	Affordable housing is only suitable on sites of a 'substantial scale' - 25 dwellings. The need for affordable housing should be based on a clear understanding of the area throughout the duration of the Plan.	Support noted. The Housing Needs Survey has identified a level of need sufficient to justify a target of 50% and thresholds used in Local Plan 2004, as proposed as the Preferred Option CS30. Addressing the particularly high level of housing need in the District is a key part of the development strategy and the use of thresholds below the 25 dwellings normal threshold and the 15 dwelling threshold in exception circumstances was demonstrated to the Inspector's satisfaction. The level of need has risen since that plan was prepared which further supports the carrying forward of the targets.
4363 - Cambridgeshire County Council 5574	Support	This should be a rejected option. Affordable housing is one of the most important issues to be faced in the LDF. Affordable housing must have a high priority. The target should be informed by local housing needs surveys and a target of 30% from evidence is too low.	Support noted.

Decision on CS29 Affordable Housing Target - Rejected Option

The rejection of this option is confirmed.

CS30 Affordable Housing Thresholds - Preferred Approach

1400 - Gamlingay Parish Council	Object	This refers to sites identified in the UCS. The affordable housing thresholds proposed to be rolled forward from the adopted Local Plan are already as low as can be justified under current government policy. PPG3 and Circular 1/97 are currently being reviewed with regard to affordable housing. Consultation drafts are expected to be published soon. If those include proposals to change the approach to thresholds, those proposed for the Core Strategy will need to be reviewed.
	<p>Affordable Housing Thresholds - Due to the size and nature of Gamlingay, it seems that being of >3,000 population, but with limited development sites (due to deficiencies in infrastructure) identified in the Urban Capacity Study (60 Units from 6 sites) Gamlingay falls in a 'grey area' with regard to affordable housing Thresholds. Gamlingay Parish Council (GPC) strongly supports the much needed requirement of 50% new housing developments to be affordable housing, but it seems likely that when sites on Map 12 come forward they are likely to be at best 'borderline' with regard to the provisional thresholds set out in policy CS30. Other villages of similar size, and lack of infrastructure, must fall into this category.</p>	
	<p>Although the Parish Council is broadly supportive of this policy of introducing thresholds, it is essential that the policy needs of the villages such as Gamlingay are addressed at this point in the LDF process, otherwise it is possible that no affordable housing will be secured in Gamlingay over the next plan period, which can not be acceptable in terms of sustainability.</p>	
	<p>GPC recommends that the policy is reworded to ensure this loophole is closed, and developers are clear that on smaller sites affordable housing provision is a requirement. One way is to tie in numbers of units/thresholds with policies CS7 and CS52- 8 units.</p>	
	<p>GPC strongly recommends that this policy be reviewed with regard to the needs of settlements of 3,000 + population.</p>	

2281 - Gamlingay Parish Council	Object	<p>Please see comments made on a) Urban Capacity Study Map 12 and b) CS7 Mix of housing. Affordable Housing Thresholds - Due to the size and nature of Gamlingay, it seems that being of >3,000 population, but with limited development sites (due to deficiencies in infrastructure) identified in the Urban Capacity Study (60 Units from 6 sites) Gamlingay falls in a 'grey area' with regard to Affordable Housing Thresholds. Gamlingay Parish Council (GPC) strongly supports the much needed requirement of 50% new housing developments to be affordable housing, but it seems likely that when sites on Map 12 come forward they are likely to be at best 'borderline' with regard to the provisional thresholds set out in policy CS30. Other villages of similar size, and lack of infrastructure, must fall into this category.</p> <p>Although the Parish Council is broadly supportive of this policy of introducing thresholds, it is essential that the policy needs of the villages such as Gamlingay are addressed at this point in the LDF process, otherwise it is possible that no affordable housing will be secured in Gamlingay over the next plan period, which can not be acceptable in terms of sustainability. GPC recommends that the policy is reworded to ensure this loophole is closed, and developers are clear that on smaller sites affordable housing provision is a requirement. One way is to tie in numbers of units/thresholds with policies CS7 and CS52- 8 units.</p> <p>GPC strongly recommends that this policy be reviewed with regard to the needs of settlements of 3,000 + population.</p>	<p>This refers to sites identified in the UCS. The affordable housing thresholds proposed to be rolled forward from the adopted Local Plan are already as low as can be justified under current government policy. PPG3 and Circular 1/97 are currently being reviewed with regard to affordable housing. Consultation drafts are expected to be published soon. If those include proposals to change the approach to thresholds, those proposed for the Core Strategy will need to be reviewed.</p>
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3588 - GO-East	Object	The final policy in the submission DPD should include justification for the particular thresholds proposed; and consideration should be given to taking a comprehensive approach to thresholds by including a site-size threshold as well as one based on scheme size.	Noted. The policy justification will include thresholds. The issue of including a site size threshold will be considered in preparing the draft Core Strategy.	Ensure the policy justification includes thresholds. The issue of including a site size threshold will be considered in preparing the draft Core Strategy.
3670 - Histon & Impington Parish Councils	Object	The different thresholds for requiring affordable housing will tend to drive developments towards larger settlements, with no adequate control on sustainability issues, and will deprive such communities of much needed affordable housing. A consistent threshold of 2 dwellings should be applied across the District.	The Council is exploring ways of securing affordable housing on very small sites in villages, consistent with its adopted Local Plan policy. The aim is not to stifle development, but smaller villages are at the end of the sequence for sustainability and a key justification for new development is to meet local needs for affordable housing through 50% of sites of 2 or more dwellings and exceptions affordable housing sites. Thresholds of 2 dwellings in larger villages would not be consistent with current government guidance. PPG3 and Circular 1/97 are currently being reviewed with regard to affordable housing. Consultation drafts are expected to be published soon. If those include proposals to change the approach to thresholds, those proposed for the Core Strategy will need to be reviewed.	
3666 - House Builders Federation 3243 - McCann Homes Limited 4587 - Bayer CropScience Ltd	Object	Affordable housing is only suitable on sites of a 'substantial scale' - the threshold should be 25 dwellings to accord with PPG3 guidance. The need for affordable housing should be based on a clear understanding of the area throughout the duration of the Plan. The thresholds are too low and may deter development.	The Housing Needs Survey has identified a level of need sufficient to justify a target of 50% and thresholds used in Local Plan 2004, as proposed as the Preferred Option CS30. Addressing the particularly high level of housing need in the District is a key part of the development strategy and the use of thresholds below the 25 dwellings normal threshold and the 15 dwelling threshold in exception circumstances was demonstrated to the Inspector's satisfaction. The level of need has risen since that plan was prepared which further supports the carrying forward of the targets.	

Representations

Nature Representation Summary

District Council's Assessment

Approach to Draft DPD

<p>2576 - Addenbrooke's Hospital 5756 - The English Courtyard Association</p>	<p>Object Key worker needs should be recognised in this section of the document. Need to have considered the needs of sheltered housing as part of policy.</p>	<p>The term Affordable Housing is now used to encompass a wide variety of types and tenures of housing for a wide range of people with different personal circumstances, including housing for 'Key Workers' as set out in paragraph 5.24. CS31 allows flexibility for the provision of a mix of affordable housing types, including Key Worker housing and sheltered housing.</p>
<p>5917 - D H Barford & Co 5693 5725 (Land at 17 Whitcroft Road, Meldreth) 5738 5701 - Freshwater Estates Ltd. (Land at 41 Mill Lane, Sawston)</p>	<p>Object Thresholds should be the same in settlements of all sizes and equate to the thresholds set out in circular guidance.</p>	<p>The Council is exploring ways of securing affordable housing on very small sites in villages, consistent with its adopted Local Plan policy. The aim is not to stifle development, but smaller villages are at the end of the sequence for sustainability and a key justification for new development is to meet local needs for affordable housing through 50% of sites of 2 or more dwellings and exceptions affordable housing sites. Thresholds of 2 dwellings in larger villages would not be consistent with current government guidance. PPG3 and Circular 1/97 are currently being reviewed with regard to affordable housing. Consultation drafts are expected to be published soon. If those include proposals to change the approach to thresholds, those proposed for the Core Strategy will need to be reviewed.</p>

Representations

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Approach to Draft DPD

5225
5269 - Cambridge Joinery Ltd
5287
5288
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5400
5408
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5427
5436
5367
5375
6364

Object
The two dwelling threshold for smaller settlements, coupled with the proposed target, will have the effect of making such developments unviable. This is therefore an unreasonable approach. If the Council's intention is to prevent any development in these settlements occurring other than single dwellings then it should say so.

The Council is exploring ways of securing affordable housing on very small sites in villages, consistent with its adopted Local Plan policy. The aim is not to stifle development, but smaller villages are at the end of the sequence for sustainability and a key justification for new development is to meet local needs for affordable housing through 50% of sites of 2 or more dwellings and exceptions affordable housing sites. The policy in the draft Core Strategy would roll forward the tests in the adopted Local Plan which requires up to 50% affordable housing and includes consideration of the particular costs associated with the development. The onus is therefore on the developer to demonstrate that it is not viable to provide or contribute towards affordable housing in connection with a specific development proposal. See also CS33.

6379 - BT Plc
6380 - Fairview New Homes

Object
This option should reflect the guidance set out in PPG3, ie that affordable housing should not be sought on sites of less than 0.5 hectares or developments of less than 15 dwellings.

Support noted. The Housing Needs Survey has identified a level of need sufficient to justify a target of 50% and thresholds used in Local Plan 2004, as proposed as the Preferred Option CS30. Addressing the particularly high level of housing need in the District is a key part of the development strategy and the use of thresholds below the 25 dwellings normal threshold and the 15 dwelling threshold in exception circumstances was demonstrated to the Inspector's satisfaction. The level of need has risen since that plan was prepared which further supports the carrying forward of the targets.

Representations

Nature Representation Summary

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1393 - Gamlingay Parish Council	Support	<p>GPC are aware that all sites identified in this exercise are of a similar size and are likely to yield approximately 8-13 units each. GPC has concerns over the implications this has with regard to other policies in the Core Strategy and Development Control Policies document, in particular policy CS30 - Affordable Housing Thresholds. The GPC strongly supports the need for affordable housing to continue to be provided in this village over the plan period, and states it would strongly recommend that 50% affordable housing proportion be applied to all remaining sites put forward in the Urban Capacity Study, and any future windfall sites.</p>	<p>This refers to sites identified in the UCS. The thresholds proposed to be rolled forward from the adopted Local Plan are already as low as can be justified under current government policy. PPG3 and Circular 1/97 are currently being reviewed with regard to affordable housing. Consultation drafts are expected to be published soon. If those include proposals to change the approach to thresholds, those proposed for the Core Strategy will need to be reviewed.</p>
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Decision on CS30 Affordable Housing Thresholds - Preferred Approach

Develop the preferred approach into a policy in the Core Strategy.

CS31 Affordable Housing Mix - Preferred Approach

2574 - Addenbrooke's Hospital	Object	Key worker needs should be recognised in this section of the document.	The term Affordable Housing is now used to encompass a wide variety of types and tenures of housing for a wide range of people with different personal circumstances, including housing for "Key Workers" as set out in paragraph 5.24. CS31 allows flexibility for the provision of a mix of affordable housing types, including Key Worker housing.
3667 - House Builders Federation	Object	Affordable housing is only suitable on sites of a 'substantial scale' - 25 dwellings. The need for affordable housing should be based on a clear understanding of the area throughout the duration of the Plan.	The Housing Needs Survey has identified a level of need sufficient to justify a target of 50% and thresholds used in Local Plan 2004, as proposed as the Preferred Option CS30. Addressing the particularly high level of housing need in the District is a key part of the development strategy and the use of thresholds below the 25 dwellings normal threshold and the 15 dwelling threshold in exception circumstances was demonstrated to the Inspector's satisfaction. The level of need has risen since that plan was prepared which further supports the carrying forward of the targets.
5757 - The English Courtyard Association	Object	Policy too prescriptive. Housing needs change over time and need to concentrate on elderly housing market provision. Let providers determine choice, mix and numbers.	The term Affordable Housing is now used to encompass a wide variety of types and tenures of housing for a wide range of people with different personal circumstances, including housing for the elderly. CS31 provides flexibility for the provision of a mix of housing tenures and sizes of affordable housing to meet the identified needs and priorities, and recognises that housing needs change over time, by requiring affordable housing mix to be determined at the time of the development rather than setting the mix in the Core Strategy itself. The Council would normally liaise with relevant RSLs in deciding appropriate mix on a particular site.

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3258 - McCann Homes Limited 4917 - Cambs County Council Property & Procurement Department 6355 - Gallagher Longstanton Ltd	Object The views of the RSL, as the housing provider and manager, should be paramount in considering the mix of affordable housing tenures. The tenure mix should not be prescribed in the policy but be flexible negotiated at the time of the planning application. Site, market and viability considerations are likely to be equally as important as "identified needs and funding priorities". Provision should be made for all types and tenures of affordable housing and it should be dispersed throughout the development as far as possible.	CS31 provides flexibility for the provision of a mix of housing tenures and sizes of affordable housing to meet the identified needs and priorities, and spread within the development. The delivery of affordable housing that meets local needs and can be delivered and managed in the longer term are key considerations. The Council would normally liaise with relevant RSLs in deciding appropriate mix on a particular site.
4931 - Cambridgeshire Recycling 5226 5270 - Cambridge Joinery Ltd 5289 5290 5306 5332 5391 5401 5409 5417 5428 5437 5368 5376 6365	Object The approach is eminently reasonable and should be applied to the market elements of new developments, which need to respond to market demand and their own funding constraints.	PPG3 advises local planning authorities plan to meet the needs of the whole community and provide wider housing opportunity, choice and a better mix of size and type. PPG3 states that account should be had of housing needs in the area, the need to widen the range of housing opportunities to meet these needs and that policies should be set having taken into account such an assessment of need. Past trends have been for larger homes despite policies seeking a mix of house types. As a result, specific Market Housing Mix Options are proposed, suggesting a mix of house types to meet the identified needs (see CS23-CS26). However, the policy will provide a degree of flexibility where it can be demonstrated that local circumstances, whether relating to a particular settlement or site, indicate that a different mix would be better suited.

Representations**Nature Representation Summary****District Council's Assessment****Approach to Draft DPD**

2880 - Steeple Morden Parish Council	Support	We feel this is a good approach, provided that any commuted payment for off-site affordable dwellings remains earmarked for use within the parish.	The policy for the use of monies collected from a site is a matter for further consideration. The objective would normally be to use it for the provision of affordable housing on a site as close as possible to that from which it was generated. However, the suggested test may be too specific and could result in money not being spent if a suitable site capable of being delivered within the required timeframe cannot be found. It is important to ensure that commuted sums are not lost due to a requirement to be used very locally. The priority is to ensure delivery of affordable housing on the ground.
4364 - Cambridgeshire County Council 6202 - Gallagher Longstanton Ltd 4588 - Bayer CropScience Ltd 1675 - The Marshall Group	Support	Agree that there is little certainty on funding for affordable housing (particularly from the Government through the Housing Corporation) and given these considerations there is most definitely a need for flexible and innovative approaches to affordable housing provision and tenure mix.	Support noted.

Decision on CS31 Affordable Housing Mix - Preferred Approach

Develop the preferred approach into a policy in the Core Strategy.

CS32 Affordable Housing Funding - Alternative Option

2630 - FPD Savills

Object

Subsidy issues relating to affordable housing are likely to remain uncertain. Any flexibility suggested by the Council must be supported. In this context, the reference to "considered" in CS32 should be objected to.

Support noted. In the light of further consideration and taking account of responses received, further flexibility is needed to address the funding issue surrounding affordable housing and Options CS32 and CS33 could both have a role in providing such flexibility in different circumstances. In cases of insurmountable subsidy issues, the approach to provide a lower proportion of built units on site could be appropriate district wide (CS32). With financial contributions for off-site provision, this will be most relevant for small sites and will not be appropriate for major developments, where on site provision is a key part of creating a sustainable communities.

CS32 will be pursued district wide. CS33 will be pursued, in particular for small sites. It will not apply to major development sites e.g. where there are AAP's.

3285

Object

The Objection is submitted to the wording of the Policy which is considered unduly prescriptive.
3.14 An OBJECTION is submitted to Policy CS32. The requirement upon a developer to show 'insurmountable subsidy issues' imposes an inappropriate level of burden. It is submitted that the word 'insurmountable' should be replaced with 'significant'.

Use of 'significant' in CS32 would open the policy up to abuse. This approach is intended only to be used in exceptional circumstances and not as an optional alternative to the normal provision of affordable housing. The word 'insurmountable' is more appropriate in this context.

Representations

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3593 - GO-East
3380 - English Partnerships

Object

The Council should consider whether both policy options (CS32 & CS33) have merits, which might be applicable in different circumstances, rather than being mutually exclusive. Both options should be retained and considered on a site by site basis taking into account robust site development analysis and the ability or otherwise for affordable housing to be delivered by third parties on other sites in a realistic and agreed schedule/time frame. Policies should also have the ability to respond to potential future changes in funding mechanisms over the Plan period.

In the light of further consideration and taking account of responses received, further flexibility is needed in exceptional circumstances to address the current uncertainties over funding for affordable housing primarily from the Housing Corporation, and Options CS32 and CS33 could both have a role in providing such flexibility in different circumstances. In a case of insurmountable subsidy issues, the idea of a lower proportion of built units on site could be appropriate district wide (CS32). However, to ensure that this approach does not prejudice securing significant affordable housing provision in the light of high levels of need, further work is required in preparing the draft Core Strategy to identify an appropriate minimum requirement in such exceptional circumstances. It is unlikely that this would be below the Structure Plan minimum of 40%. With financial contributions for off-site provision, this will be most relevant for small sites where there are prejudicial issues over delivery and management and will not be appropriate for major developments, where on site provision is a key part of creating a sustainable community.

CS32 will be pursued district wide. CS33 will be pursued, in particular for small sites. It will not apply to major development sites e.g. where there are AAP's.

3668 - House Builders Federation

Object

Affordable housing is only suitable on sites of a 'substantial scale' - 25 dwellings. The need for affordable housing should be based on a clear understanding of the area throughout the duration of the Plan.

The Housing Needs Survey has identified a level of need sufficient to justify a target of 50% and thresholds used in Local Plan 2004, as proposed as the Preferred Option CS30.

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5515 - The Fairfield Partnership	Object	Object to CS32 which will mean that private housing will subsidise affordable housing. In the context of new settlements this option does not go far enough, owing to the need for the development to finance services and other infrastructure costs associated with the development of new settlements.	The intention behind Option CS32 is that the same financial contribution would be secured from the developer as providing for the full proportion of affordable housing. However, where other funding is not available at the time of implementation, e.g. from the Housing Corporation, the developer contribution would exceptionally be used in a different way to secure fewer built units on the ground rather than free serviced land as is normally the case.
4365 - Cambridgeshire County Council	Object	The Council would not support this option as the approach in CS31 provides sufficient flexibility.	This option would only come into play in the exceptional circumstances that there were insurmountable subsidy issues, to ensure that the affordable housing provision was not lost. Under normal circumstances it is envisaged that CS31 would be the appropriate policy to bring forward an appropriate mix of affordable housing.
4932 - Cambridgeshire Recycling	Object	Where there are insurmountable funding issues the developer should not be expected to provide affordable housing units either on or off-site. This is contrary in principle to current Government guidance in Circular 6/98 and PPG3.	The option refers to insurmountable subsidy issues which relates specifically to funding from other bodies, primarily the Housing Corporation. There is no intention to increase the financial obligation on the developer, but to consider alternative ways of using that developer contribution to secure affordable housing on the ground.
5228			
5271 - Cambridge Joinery Ltd			
5292			
5293			
5307			
5333			
5392			
5402			
5410			
5418			
5429			
5438			
5369			
5378			
6366			

Representations**Nature Representation Summary****District Council's Assessment****Approach to Draft DPD**

2888 - Januarys 3260 - McCann Homes Limited 5477 - Trumpington Meadows Land Company 6356 - Gallagher Longstanton Ltd 6203 - Gallagher Longstanton Ltd 4589 - Bayer CropScience Ltd 1679 - The Marshall Group	Support	This seems to be a pragmatic and sensible solution to a growing problem and should be carried through in policy in due course. Rightly identifies the current and longer term uncertainties regarding funding affordable housing via Section 106 sites. Both CS32 and CS33 are commended as possible solutions where there are insurmountable subsidy issues. The amount and consistency of funding to help secure affordable housing will be critical. Both options appear to create some latitude in how that might be achieved.	Support noted.
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Decision on CS32 Affordable Housing Funding - Alternative Option

CS32 will be pursued district wide. CS33 will be pursued, in particular for small sites. It will not apply to major development sites e.g. where there are AAP's.

CS33 Affordable Housing Funding - Alternative Option

3293

Object

The Objection is submitted to the wording of the Policy which is considered unduly prescriptive.

3.15 An OBJECTION is submitted to Policy CS33. The requirement upon a developer to show 'insurmountable subsidy issues' imposes an inappropriate level of burden. It is submitted that the word 'insurmountable' should be replaced with 'significant'.

Use of 'significant' in CS32 would open the policy up to abuse, as it is a very ambiguous phrase, open to interpretation. On the other hand, use of the word 'insurmountable' is much clearer, in recognising that where there are problems that cannot be overcome, leeway will be applied.

2285 - Gamlingay Parish Council
2881 - Steeple Morden Parish Council

Object

The monies should be ring fenced to be spent within that village (or 3 mile radius).

The policy for the use of monies collected from a site is a matter for further consideration. The objective would normally be to use it for the provision of affordable housing on a site as close as possible to that from which it was generated. However, the suggested test may be too specific and could result in money not being spent if a suitable site were not found in a reasonable timeframe that met the distance test.

Develop approach to use of contributions for off-site provision of affordable housing.

Representations

Nature Representation Summary

District Council's Assessment

Approach to Draft DPD

2633 - FPD Savills
 3594 - GO-East
 3382 - English Partnerships

Object

The Council should consider whether both policy options (CS32 & CS33) have merits, which might be applicable in different circumstances, rather than being mutually exclusive. Both options should be retained and considered on a site by site basis taking into account robust site development analysis and the ability or otherwise for affordable housing to be delivered by third parties on other sites in a realistic and agreed schedule/time frame. Policies should also have the ability to respond to potential future changes in funding mechanisms over the Plan period.

In the light of further consideration and taking account of responses received, further flexibility is needed in exceptional circumstances to address the current uncertainties over funding for affordable housing primarily from the Housing Corporation, and Options CS32 and CS33 could both have a role in providing such flexibility in different circumstances. In a case of insurmountable subsidy issues, the idea of a lower proportion of built units on site could be appropriate district wide (CS32). However, to ensure that this approach does not prejudice securing significant affordable housing provision in the light of high levels of need, further work is required in preparing the draft Core Strategy to identify an appropriate minimum requirement in such exceptional circumstances. It is unlikely that this would be below the Structure Plan minimum of 40%. With financial contributions for off-site provision, this will be most relevant for small sites where there are concerns over delivery and management and will not be appropriate for major developments, where on site provision is a key part of creating a sustainable community.

CS32 will be pursued district wide. CS33 will be pursued, in particular for small sites. It will not apply to major development sites e.g. where there are AAP's.

3669 - House Builders Federation

Object

Affordable housing is only suitable on sites of a 'substantial scale' - 25 dwellings. The need for affordable housing should be based on a clear understanding of the area throughout the duration of the Plan.

The Housing Needs Survey has identified a level of need sufficient to justify a target of 50% and thresholds used in Local Plan 2004, as proposed as the Preferred Option CS30.

Representations

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4367 - Cambridgeshire County Council	Object	The Council would not support this option as the approach in CS31 provides sufficient flexibility.	<p>Whilst the concerns of the County Council are understood, and to some extent shared by the District Council in the context of the high level of housing need in the Cambridge area, it is considered that further flexibility is needed in exceptional circumstances to address the current uncertainties over funding for affordable housing primarily from the Housing Corporation, and Options CS32 and CS33 could both have a role in providing such flexibility in different circumstances. In a case of insurmountable subsidy issues, the idea of a lower proportion of built units on site could be appropriate district wide (CS32). However, to ensure that this approach does not prejudice securing significant affordable housing provision in the light of high levels of need, further work is required in preparing the draft Core Strategy to identify an appropriate minimum requirement in such exceptional circumstances. It is unlikely that this would be below the Structure Plan minimum of 40%.</p>
4590 - Bayer CropScience Ltd	Object	These ideas are a proper response to the problem of lack of subsidy.	Noted.

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6204 - Gallagher Longstanton Ltd Object

The recognition of the difficulties faced in the provision of affordable housing in CS33 is welcomed.
 However, fundamentally, Gallagher does not consider that off site provision can address the difficulties that would result from the setting of affordability targets too high or through the lack of funding to support affordable housing provision.

CS33 will be more appropriate for small sites where there are also issues over delivery and management of a small number of affordable houses. It will not be appropriate for major sites where provision on-site of affordable housing (social and key worker) as a key part of creating a sustainable community.

To this extent CS33 is not likely to result in the resolution of those difficulties. Rather it is fundamentally more important that the affordable housing targets are set at realistic levels and that within discussions aimed at achieving those targets that proper account is taken of site specific issues and the availability of funding.

1401 - Gamlingay Parish Council Support

Gamlingay Parish Council (GPC) supports off site payments on exceptionally small sites (2 or less) within villages. GPC is supportive, with the following provisos:-

- a) if the monies are ring fenced to be spent within that village (or 3 mile radius).
- b) monies are held by the Parish Council until a suitable site/opportunity comes forward.

This method would work in a similar way to the identified method in para.8.6 on page 58 (policy CS52- Open Space and New Developments-PA)

Support noted. The policy for the use of monies collected from a site is a matter for further consideration. The objective would normally be to use it for the provision of affordable housing on a site as close as possible to that from which it was generated. However, developer contributions can only be held for a limited period and the priority must be to ensure they are spent on a scheme that is capable of being deferred in that timeframe. It would not be appropriate for the Parish Council to hold such monies. The delivery of affordable housing is a specialist area and needs to be coordinated by the District Council.

Support noted. The policy for the use of monies collected from a site is a matter for further consideration. The objective would normally be to use it for the provision of affordable housing on a site as close as possible to that from which it was generated. However, developer contributions can only be held for a limited period and the priority must be to ensure they are spent on a scheme that is capable of being deferred in that timeframe. It would not be appropriate for the Parish Council to hold such monies. The delivery of affordable housing is a specialist area and needs to be coordinated by the District Council.

1711 - Cambridgeshire ACRE
 2889 - Januarys
 5478 - Trumpington Meadows
 Land Company
 6357 - Gallagher Longstanton Ltd
 1683 - The Marshall Group

Support

Support noted.

This would ensure that all developers contribute a similar amount towards affordable housing and even if the financial help given is used in a different location it is still helping to increase the amount of affordable housing available. This option introduces more flexibility into the affordable housing issue. This seems to be a pragmatic and sensible solution to a growing problem. The amount and consistency of funding to help secure affordable housing will be critical.

Decision on CS33 Affordable Housing Funding - Alternative Option

CS32 will be pursued district wide. CS33 will be pursued, in particular for small sites. It will not apply to major development sites e.g. where there are AAP's.

CS34 Meeting Housing Needs for Employment Development - Alternative Option

1684 - The Marshall Group	Object	<p>Marshall objects to the preferred approach set out. Whilst Marshall itself is a mature company, much of the recent success around Cambridge has been achieved by small new companies, many of whom find achieving funding for the business very challenging. The whole thrust of such businesses has to be at funding the business itself, whether it be premises, staff, research costs or the like. For such businesses to be challenged to find additional funding to support housing, will inhibit the spawning and success of these small new companies.</p>	<p>The principle is to seek contributions from employment development that is likely to have an impact on the demand for affordable housing in the Cambridge area. This is established in the Structure Plan. It is considered that it would be not be reasonable to require this from very small companies, particularly new companies. The principle is to seek contributions from employers where their business will generate a material impact on demand for affordable housing, a key element of the high housing requirements in the Cambridge area. Clarification will be provided in the Core Strategy and a Supplementary Planning Document will be prepared to provide further guidance on how the need to make contributions will be assessed.</p>
2605 - Addenbrooke's Hospital	Object	<p>This policy and the supporting text should make clear that some types of employment - such as health care provision - should not be required to make financial or other provision for affordable housing or other community infrastructure requirements, as these facilities are already part of the community's social infrastructure.</p>	<p>The Core Strategy will define the types of employment development that would be required to make contributions towards affordable housing. It is intended that this would include hospitals (Use Class C2) as a major employer, particularly of key workers. It would not include other health care uses. Addenbrooke's generates a need for a minimum of 247 units per annum, which is 57% of all key worker needs in the Cambridge Sub Region (Source: Cambridge Sub Region Key Worker Housing Research: August 2003). A common approach to this issue is required for the Cambridge Area and this approach would also be consistent with the City Local Plan: Redeposit Draft 2004. If key worker employers can demonstrate that they are providing or contributing towards the provision of key worker housing for their staff, this would satisfy the requirement, where that employment development is to be occupied by that employer.</p>

Representations**Nature Representation Summary****District Council's Assessment****Approach to Draft DPD**

2539 - Norfolk, Suffolk and
Cambridgeshire Strategic Health
Authority
3263 - South Cambridgeshire
Primary Care Trust

Object

The Core Strategy will define the types of employment development that would be required to make contributions towards affordable housing. It is intended that this would include hospitals (Use Class C2) as a major employer, particularly of key workers. It would not include other health care uses.

3486 - Royal Mail Group

Object

It is the Council's statutory duty to identify sufficient housing land to meet the needs of its population over the period of the plan. This should include forecasts of housing need on the basis of employment development, both existing and proposed.

The principle of employment development contributing towards affordable housing provision is established in the Structure Plan. This is in recognised of that it is the employment success of the Sub Region that is driving the high level of housing requirement, of which a key element is affordable housing.

The market will deliver housing including affordable housing for all tenures- -social rented, shared ownership, or key worker.

The requirement to provide affordable housing or financial contributions from employment for this could make such development unviable. The need to provide such an obligation does not sit comfortably with the requirements of circular 1/97 Planning Obligations. This approach could throttle new employment development, especially SMEs. The Policy should be deleted.

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6205 - Gallagher Longstanton Ltd	Object	<p>Gallagher is extremely concerned that a requirement for affordable housing in association with employment development could imply a requirement for affordable housing in strategic mixed use developments which is greater than the target for affordable housing in those developments as set out in the forthcoming LDF and object to any such expectation. This is in urgent need of clarification.</p> <p>A clear distinction should be drawn between employment developments per se and strategic developments (such as Northstowe) which will include employment elements in creating new sustainable communities. In this circumstance the provision for employment (including in the new town) should not impose a further financial requirement on the development.</p>	<p>The employment contributions to affordable housing would normally be financial contributions used to help bring forward affordable housing secured on sites in the area. They would not require more than 50% affordable housing to be provided in a mixed development. The contribution would go to a central source to help fund affordable elsewhere in the development or the District as appropriate. In the case of Northstowe, this is most likely to be at the new town. It would be for a developer to demonstrate to the satisfaction of the Council that a development could not support the employment contribution. This should be done on a site-by-site basis. The principle of employment development contributing to affordable housing is established in the Structure Plan.</p>
5916 - D H Barford & Co 5839 - Merton College	Object	<p>The statement is vague and ambiguous. What criteria will the council use to decide whether development is 'likely to have an impact on demand for affordable housing'? Policy should take into account economic considerations for the employment development. The demand could make development unviable, and be prejudicial to the local economy and even nationally important development. Should be addressed in DPD not SPD.</p>	<p>The principle is to seek contributions from employment development that is likely to have an impact on the demand for affordable housing in the Cambridge area. This is established in the Structure Plan. It is considered that it would be not be reasonable to require this from very small companies, particularly new companies. The principle is to seek contributions from employers where their business will generate a material impact on demand for affordable housing, a key element of the high housing requirements in the Cambridge area. Clarification will be provided in the Core Strategy and a Supplementary Planning Document will be prepared to provide further guidance on how the need to make contributions will be assessed.</p>

Representations

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<p>3851 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford) 5513 - The Fairfield Partnership 6377 - BT Plc 6378 - Fairview New Homes 4591 - Bayer CropScience Ltd</p>	<p>Object</p>	<p>Object to the principle of providing affordable housing in association with employment development. It is unreasonable and could hinder employment development. It is important that contributions sought as a result of a policy are necessary and directly associated to the proposed development. The rationale for this option is not clear and it would be counterproductive if employment development is held back due to lower levels of financial viability.</p>	<p>The principle of employment development contributing towards affordable housing provision is established in the Structure Plan. This is in recognised of that it is the employment success of the Sub Region that is driving the high level of housing requirement, of which a key element is affordable housing.</p>
<p>2288 - Gamlingay Parish Council 1402 - Gamlingay Parish Council 4368 - Cambridgeshire County Council 2273 - Cambridge City Council</p>	<p>Support</p>	<p>Support option CS34 because it is consistent with the provisions in the Structure Plan and the approach being taken by the City Council in its Local Plan.</p>	<p>Support noted.</p>

Decision on CS34 Meeting Housing Needs for Employment Development - Alternative Option

Develop the preferred approach into a policy in the Core Strategy.

Chapter 6. Economy & Tourism

CS35 Economy & Tourism Objectives - Preferred Approach

4257 - Cambridgeshire County Council	<p>Comment</p> <p>The preferred approach could beneficially identify the clusters located within South Cambridgeshire. The policy should identify</p> <ul style="list-style-type: none"> - What industries are to be monitored - What areas are to be monitored - How commuting is to be measured <p>4th bullet</p> <p>"the appropriate expansion of existing forms where appropriate" needs more careful wording to be meaningful.</p> <p>5th bullet</p> <p>Reference to workplace travel plans is needed. Also recognition of the role of tele-communications and IT facilities in reducing the need to travel.</p>	<p>The clusters present in South Cambs can be included in Reasoned Justification, reflecting those listed in Structure Plan Policy P9/6. A monitoring strategy must be included in LDF, which will include monitoring of employment land supply.</p> <p>Appropriate expansion of existing firms will be given further detail through employment policies, as opposed to the objectives for the chapter.</p> <p>Workplace travel plans are most appropriately dealt with in the Travel Chapter. The potential role of IT in reducing need to travel is acknowledged.</p>	<p>Include list of clusters in reasoned justification.</p>
806 - East of England Tourist Board	<p>Object</p> <p>Support the proposed Tourism Objective, however change wording in paragraph 6.5 to: "To support the growth of the tourism industry whilst...."</p>	<p>Agree that the District Council should support appropriate growth of the tourism industry.</p>	<p>Amend objective 'To support the growth of the tourism industry of South Cambridgeshire, whilst ensuring that new facilities and accommodation do not have an adverse impact on the built and natural environment.'</p>
2599 - East of England Development Agency	<p>Object</p> <p>EEDA supports the objectives outlined within the policy. However, EEDA considers that the supporting text to policy CS35 would benefit from the acknowledgement of significant key sector and cluster development within the district. Clusters and sectors should be positively planned for including a suitable supply of employment land to meet the qualitative and quantitative needs of businesses. Detailed employment land availability appraisals are likely to be required.</p>	<p>The clusters present in South Cambs can be included in Reasoned Justification, reflecting those listed in Structure Plan Policy P9/6. The Area Action Plans offer particular opportunities to support clusters through provision of Strategic employment sites.</p>	<p>Include list of clusters in reasoned justification.</p>

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4255 - Cambridgeshire County Council 4254 - Cambridgeshire County Council	Object	Growth figures need updating.	In drafting the submission LDF, officers will seek the most up to date information, including from the County Council Research Group.
4012 - Bidwells Property Consultants	Object	The Plan does not address clusters. In particular, Great Abington. The employment policies are confused and confusing.	The plan will include policies for supporting clusters, as required by the Structure Plan. In particular clusters will be supported at the Strategic Employment sites. The LDF will endeavour to include clear employment policies.
2891 - Januarys	Object	Support general thrust, but would wish to see greater support being offered for establishment of new overnight tourist accommodation, including where appropriate, in key locations on major transport routes.	Policies relating to overnight tourist accommodation will be required in the LDF. They will seek to locate tourist facilities in sustainable locations, in line with the objectives of the plan. Prepare appropriate policies for overnight tourist accommodation in the LDF.
4431 - Imperial War Museum	Object	The document contains no policies on tourism which underplays the importance of the issue to the District. Duxford IWM is the largest paid visitor attraction in the East of England and is the single most important sub-regional tourism facility outside Cambridge City and there we are seeking re-instatement of a policy similar to RT9 from the adopted Local Plan. It is particularly important to note that the airfield is treated as a special case as a major tourist/recreation facility. The policy as drafted contains a number of criteria to which the IWM adhere and in particular it includes a designated policy area which covers the built area of the museum.	The policy on Duxford IWM was agreed through the Local Plan review, taking account of its national significance. It should be included in the submission LDF. Carry forward Policy RT9 from Local Plan 2004 into the submission LDF.

Representations

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District Council's Assessment

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4746 - Engineering and Design
Plastics Ltd (Land South of Yarrow
Road, Cherry Hinton)

Object

It is urged that the LDF reject such reliance on Northstowe, Cambridge Airport and the 'large developments' for all future employment floor space requirements and focuses on other fringe areas (particularly the site south of Yarrow Road) to meet demand in a more certain and sustainable manner. This will require attention to Green Belt boundaries.

Northstowe and the Urban extensions are not relied upon for all future employment floorspace. However, as Strategic Employment Locations identified in the Structure Plan, they play a major role in the employment strategy. They must therefore remain the focus of additional land allocations, given existing commitments in the District. Site south of Yarrow Road Cherry Hinton is in the Green Belt, and a preferred option is to keep the green belt boundaries unchanged outside area action plans.

2754
1493 - British Horse Society
(Cambridgeshire)

Support

Need to develop rights of way networks, bridleways and equestrian tourism.

Rights of Way are dealt with elsewhere in the LDF. Policies are needed to be supportive of farm diversification, and reuse of rural buildings, for rural buildings for tourism.

5575
3488 - Royal Mail Group
4553 - Chancellor, Masters &
Scholars of the University of
Cambridge
4017 - Imperial War Museum
6457 - The Countryside Agency
4592 - Bayer CropScience Ltd
1685 - The Marshall Group

Support

General support for the objectives.

Support noted.

6206 - Gallagher Longstanton Ltd	Support	Gallagher welcome the fundamental principles of the policy, to sustain the economic growth of the Cambridge Sub-region and to reduce commuting distances. With the advent of planned communities and the new town at Northstowe, it is now more important to pay particular attention to the need for a range of employment opportunities in those developments if those communities are to be inclusive.	Support noted. Objectives for employment relating the urban extensions and Northstowe should be part of the Area Action Plans.
5971 - Chancerygate Asset Management Ltd, (Charlton & Duffields land at Cambridge Research Park)	Support	<p>To this end Gallagher propose an additional bullet point that reads something like: "to provide within Northstowe and the planned urban extensions, a range of employment opportunities to cater for a diverse cross section of the population".</p> <p>Support in terms of what CS35 seeks to achieve in supporting the Cambridge area's position as a world leader in research and technology based industries, higher education and research, especially through the development and expansion of clusters. Objective of utilising Previously developed land in this context is also supported. Our clients have interest in land at Landbeach adjacent to Cambridge Research Park, the employment area boundaries should be extended to include this land. This would facilitate recycling of this historically identified site.</p>	General support for objectives noted. The site specific issue is dealt with under the Major Employment Site option.

Decision on CS35 Economy & Tourism Objectives - Preferred Approach

Use the preferred approach in developing the core strategy, subject to amendments. Also include policy on Duxfords Imperial War Museum in the Core Strategy.

CS36 Selective Management of Employment - Preferred Option

3492 - Royal Mail Group	Comment	Paragraph 6.6 should be amended to include the 'provision of new or extended facilities for statutory undertakers as necessary for them to fulfil their statutory obligations.'	Such development is recognised in Structure Plan policy P9/7 that includes 'the provision of office or other development providing an essential service for Cambridge as a local or sub-regional centre.' Policy in the submission LDF will reflect this.
2602 - East of England Development Agency	Object	EEDA fully supports the principle of this policy as a positive approach appropriate to areas of strong market demand. However, the policy should contain a reference to monitoring to ensure that it continues to be an appropriate response to an area of high economic buoyancy.	Support noted. The submission LDF will include a monitoring strategy, to guide the LDF Annual Monitoring Report. Include appropriate economic indicators in the monitoring strategy.
4258 - Cambridgeshire County Council	Object	Para 6.6 Who is to identify what 'large-scale high tech firms which could equally well locate in other areas of the county'? Everything up to this point accepts all hi-tech growth, not a subset	The text reflects P/9/7 of the Structure Plan requiring development to demonstrate a clear need to be located in the area in order to contribute to the continuing success of the sub-region as a centre of high technology and research. If development can locate equally well elsewhere in the county then it would not be permitted. This test should apply to all types of industry, including High-tech.
6207 - Gallagher Longstanton Ltd	Object	Further to the comments expressed in relation to CS35 Gallagher is concerned that the application of these policies within the planned developments of the new town and the urban extensions should be considered very carefully and applied with some flexibility. This issue has not been addressed previously. In particular, if those communities are to be inclusive and are not to appeal only to those working in the higher skilled cluster sectors then a range of employment opportunities must be provided in the communities. These will include part time jobs that are locally available. In setting out policies for selective management of employment this issue should be addressed.	While the objective is to develop a mixed economy with a range of employment, the selective management policy will still apply. This approach is developed further in the Area Action Plan.

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5915 - D H Barford & Co	Object	It must be recognised that employment development away from the immediate area of Cambridge will be influenced by other market towns and issues such as accessibility and road connections. In some locations the link to Cambridge is not particularly good and cambridge based business will not find development in these settlements attractive. e.g. Gamlingay.	While policies should be developed to support the economy of villages, it is not the intension to allow unsustainable large-scale employment development in rural areas on the edge of the District; therefore removal of such areas from the selective management policy would be inappropriate.
1892 - Saunders Boston Ltd (Land at Weston Colville Hall, Church End, Weston Colville)	Support	We propose that Hall Farm Weston Colville is suitable for development as an incubator centre for emerging companies in the Biotech industry.	Support Noted. Strategic Employment Locations identified in the Structure Plan play a major role in the employment strategy. They must therefore remain the focus of additional land allocations, given existing commitments in the District. It would be inappropriate to allocate employment land at Weston Colville.
4370 - Cambridgeshire County Council 4593 - Bayer CropScience Ltd	Support	We support the Council's policy of Selective Management of Employment Development, to discriminate in favour of uses that have an essential need for a Cambridge location. This includes high technology, research and development industries, recognising the importance of the area, and in particular the clusters, to the regional and national economy. We support policy CS36 Selective Management of Employment (The area of selective management of employment should cover the whole District of South Cambridgeshire).	Support noted.

Decision on CS36 Selective Management of Employment - Preferred Option

Use the preferred option in developing the core strategy. The area of the selective management policy will cover the whole of south Cambridgeshire.

CS37 Selective Management of Employment - Rejected Option

5913 - D H Barford & Co
5833 - Merton College
5829 - Merton College

Object

Employment development away from Cambridge is influenced by market towns and other issues. In some locations e.g. Gamlingay, links to Cambridge are not good and Cambridge based businesses will not find the location attractive.

While policies should be developed to support the economy of villages, it is not the intention to allow unsustainable large-scale employment development in rural areas on the edge of the District; therefore removal of such areas from the selective management policy would be inappropriate.

4371 - Cambridgeshire County Council

Support The rejection of the option is supported.

Support for rejection of this option noted.

Decision on CS37 Selective Management of Employment - Rejected Option

This option is rejected. The area of the selective management policy will cover the whole of South Cambridgeshire.

CS38 Density of Employment Allocations - Preferred Option

2606 - East of England Development Agency

Object

EEDA supports the need for employment allocations as a key element in achieving a balance of housing and jobs. However, in terms of the density of employment allocations, EEDA considers that evidence needs to be demonstrated to show that sites will actually be delivered at higher densities via, for example, the development of Master Plans before EEDA could endorse an approach which reduced the level of employment land required by the Structure Plan. Without evidence, land should be allocated with phasing and a monitoring safeguard.

Agree that policies would be required to ensure sufficient density is achieved. Success of these policies also needs to be monitored.

2286 - Cambridge City Council

Object

Agree employment density likely to be higher than before and there may be a case for expressing allocations as jobs rather than hectareage, but difficult to monitor/control.

Agree that land supply must be carefully monitored to ensure land supply targets are adhered to, and sufficient jobs are provided.

Refer to all Strategic Employment locations when considering employment land supply. If 50 ha. of land is not required or provided at strategic employment locations, it should be used to accommodate additional windfall development.

The Structure Plan EIP, would have considered that employment density may be higher than before.

Land could be accommodated at any of the strategic employment locations in the District. Also agree that the full amount of employment land should be provided up to 2016 if demand exists.

Unnecessary to allocate all 50ha in Northstowe/Cambridge East. Other locations eg CNF East, NW Cambridge or larger Villages. Could allow residual for smaller windfall sites, as allowed under option CS42. Important that 50ha of employment be allowed to 2016, if the demand. Plan, monitor and manage and application of the Selective management policy will help manage economy.

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2811 - Carisbrooke Swavesey General Partners	Object	<p>Widen the option to include existing Major Employment Areas where some 'densification' could occur bringing efficiencies in the use of land.</p> <p>At Buckingham Business Park at Swavesey, there is potential for further development over and above the floorspace for which consent has been granted.</p> <p>This could also be achieved by allocating some additional land on the periphery of this and other Major Employment Areas, thus adding to the immediate 'cluster'.</p>	<p>Major employment areas are dealt with elsewhere in the plan. Any infill or redevelopment on these sites would need to be considered against all the policies of the development plan.</p> <p>Additional employment land allocation outside strategic sites is not required.</p>	
4551 - Chancellor, Masters & Scholars of the University of Cambridge	Object	<p>Precise wording of the Structure Plan refers to 'The new mixed developments on the fringe of Cambridge' and not, as referred to in para 6.8 and preferred option CS38, just Northstowe and Cambridge East. Both the paragraph and policy should reflect the intentions and wording of the approved structure plan and recognise that north west cambridge is designated as a strategic employment location.</p>	<p>Agree.</p>	Refer to all Strategic Employment locations when considering employment land supply.
5511 - The Fairfield Partnership 6208 - Gallagher Longstanton Ltd	Object	<p>Should maximise employment provision at Northstowe. Needed to support clusters. Council cannot guarantee higher densities will be achieved.</p>	<p>The exact densities will need to be established through the Area Action Plan and master planning of Northstowe. The most important consideration is the provision of sufficient numbers of jobs in the new town, as opposed to the amount of land.</p>	
1687 - The Marshall Group	Support	<p>Marshall supports CS38 and objects to CS39. At Cambridge East, the current attitude towards the provision of employment is to seek an emphasis on a mixed use urban quarter. Whilst there may be some areas of exclusive employment use, the intended emphasis is on mixed use where higher employment density than on traditional business parks, can be achieved. Policy CS38 is to be preferred.</p>	<p>Support for higher employment densities noted.</p>	

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4372 - Cambridgeshire County Council	Support	<p>The Council support this approach, albeit with the proviso that:-</p> <ul style="list-style-type: none"> a) there is a firm requirement for the higher density allocations, to ensure sufficient employment; and b) the requirement for the strategic waste management facility at Northstowe will be accommodated. 	<p>Support noted. Agree that policies would be required to ensure sufficient density is achieved to provide the required numbers of jobs.</p> <p>The requirement for a major waste management facility at Northstowe is included in the Waste Local Plan 2003. The master planning process will need to take account of this.</p>
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Decision on CS38 Density of Employment Allocations - Preferred Option

The Preferred option should be carried forward into LDF policy. However, policies should refer to all strategic employment allocations as opposed to just Northstowe and Cambridge East. Higher density employment areas should be provided at the strategic employment sites. The focus of the area action plans should be to provide sufficient numbers of jobs as opposed to land. However, full provision of the 50 ha. can be made across the district, with the remaining land utilised for windfalls if not required at the strategic sites.

CS39 Density of Employment Allocations - Rejected Option

1688 - The Marshall Group	Object	Marshall supports CS38 and objects to CS39. At Cambridge East, the current attitude towards the provision of employment is to seek an emphasis on a mixed use urban quarter. Whilst there may be some areas of exclusive employment use, the intended emphasis is on mixed use where higher employment density than on traditional business parks, can be achieved. Policy CS38 is to be preferred.	Support for provision of high density employment noted.
6209 - Gallagher Longstanton Ltd	Object	<p>The principle of providing employment development at higher densities is appropriate. Northstowe will provide such opportunities.</p> <p>However, the policy must recognise that in order to satisfy the strategic role assigned to Northstowe it may not be appropriate that all employment allocations within the site should be developed at higher densities. A mix of opportunities will need to be provided. To urge that all employment development takes place at higher densities may be to ignore important cluster activities.</p> <p>It is therefore premature to agree to make less provision for employment land than is set out in the Structure Plan and to start from this premise.</p>	High density employment development can still accommodate a variety of types of employment, in order to meet the range of uses needed to serve the new town. It does however means that land should be used efficiently and innovatively.
2294 - Cambridge City Council	Support	Support the rejection of the option. It is necessary to allocate all 50ha in Northstowe/Cambridge East. Other locations eg CNF East, NW Cambridge or larger Villages. Could allow residual for smaller windfall sites, as allowed under option CS42. It is important that 50ha of employment be allowed to 2016, if there is demand. Plan, monitor and manage and application of the "Selective management" policy will help manage economy.	Support for full provision of 50 ha. noted (see CS38 2286).

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4373 - Cambridgeshire County Council
4594 - Bayer CropScience Ltd

Support Support rejection of this option.

Support for rejection of this option noted.

Decision on CS39 Density of Employment Allocations - Rejected Option

This will continue to be rejected.

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3493 - Royal Mail Group	Object	RMG major operations - delivery offices, sorting offices and mail centres, are classified as Sui Generis. These uses are best located on sites providing B1, B2 and B8 development. The policy fails to encompass comparable employment generating uses such as RMG deliver offices, sorting offices and mail centres. The approach fails to accord with PPG12, which requires LPAs to consider the land use requirements of public service providers when preparing development plans. Policy should be amended to provide for sui generis uses to be located on all sites.	Sui generis by definition covers a very wide range of uses, some of which would not be appropriate on the allocations. Applications for appropriate sui generis uses should be dealt with on a case by case basis.
5911 - D H Barford & Co	Object	Policy overlooks employment allocation on land south of Station Road, Gamlingay. Although this has the benefit of planning permission, it has yet to come forward and it should be recognised as an opportunity for well related local employment development that will meet village needs.	Agree that allocations should be included where the site has yet to be completed. This would reflect the approach utilised following the Local Plan inspectors report. This would provide a context for any future planning applications. Sites are particularly important in the years upto 2006, and should be reassessed as part of a future review of the LDF.
3161 - Highways Agency	Support	The Agency did not object to the principle of Papworth Everard and Histon allocations in the Local Plan modifications (2002) and do not wish to do so here. However there may be traffic increases affecting the A14 and A428 as a result. Consequently there could be a material impact on the trunk road and therefore the Agency would require Transport Assessments to be undertaken	Noted. Transport assessments will be required at the planning application stage.
4374 - Cambridgeshire County Council 5576 4595 - Bayer CropScience Ltd	Support	General support for the option.	Support noted.

Decision on CS40 Existing Employment Allocations - Preferred Approach

Carry forward Local Plan 2004 employment allocations, but include those that already have the benefit of planning permission but have yet to be developed.

CS41 Major Development Areas - Preferred Approach

2639 - FPD Savills	Object	In circumstances of closure of Major Employment Areas, we consider that the sites have greater potential than the current approach suggested by the Council.	In the event of an employer leaving a site, the Council would seek to retain employment use. The sites identified have a number of employers present.
3307	Object	An Objection is submitted in the omission of an additional allocation for employment land at Cambourne to meet the needs of the enlarged population.	It is anticipated that Cambourne Business Park will exceed its originally anticipated employment level; therefore no additional employment allocation is required.
4259 - Cambridgeshire County Council	Object	There are also major employment areas at Melbourn, Histon and Bourn. In the supporting text here is no mention about how employment and the economically active population is to be monitored - nor how hi-tech/cluster employment is to be monitored - nor how commuting is to be monitored. There are policies affecting all of these. Self-employment is also a critical issue.	The focus of this policy is major employment areas outside village frameworks and not in the green belt. The sites referred to appear not to fall into this categorisation. The submission LDF will include a monitoring strategy, to guide the LDF Annual Monitoring Report.
3150 - Highways Agency	Object	Sites where development could be intensified which may affect the trunk roads are: Granta Park, Great Abington - A11 impact Wellcome Trust Campus, Hinxton - A11 impact Ciba Polymers/Hexcel, south of Duxford - A11 impact Buckingham Business Park - A14 impact Cambridge Road Park, Waterbeach A policy should be included in Travel(Chapter 13) to make it clear that there are potential constraints in relation to capacity and access to the trunk road and that the Highways Agency's policy on control of development would apply	Any planning applications on these sites would be subject to all policies in the development plan, including those relating to transport.
3785 - English Heritage	Object	We are unable to consider these allocations in the absence of a proposals map defining them.	These are not allocations, but existing employment sites. The extents will be defined in the submission LDF.

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<p>5974 - Chancerygate Asset Management Ltd. (Charlton & Duffields land at Cambridge Research Park)</p>	<p>Object</p>	<p>Support designation of Cambridge Research Park as Major Employment Area, and the statement that redevelopment of existing buildings and appropriate infill development will be allowed on such sites. Object to the fact that area is not defined as Cambridge Research Park, Waterbeach, and adjoining land to the north;. Site is previously developed, and could benefit from redevelopment for general employment use given that it is currently underused.</p>	<p>Agree that this particular site could be included in a major employment site. However it is not the intention of this policy to determine the type of uses suitable on a site. This site is currently being used for 'dirty' uses, and provides a useful function. By including it in an employment area the LDF would not be automatically supporting its redevelopment for research and development. Considerations of land supply and other policies across the District would still apply. The main role of the policy would be to provide a context, acknowledging the employment use of these sites in the countryside.</p>	<p>Include site adjoining Cambridge Research park when defining site boundaries for area around Cambridge Research Park.</p>
<p>6612 - Carisbrooke Swavesey General Partners</p>	<p>Support</p>	<p>Buckingham Business Park could be extended to the east, and south-east.</p>	<p>Additional employment allocations are not required, outside strategic employment allocations, in order to meet Structure Plan land supply requirements. The site is also greenfield land, in a rural location.</p>	
<p>2847 - Vantico</p>	<p>Support</p>	<p>This option reflects Vantico's ambitions to develop further the site at "Ciba Polymers/Hexcel Corporation", South of Duxford.</p> <p>Note that Ciba Polymers is now known as Vantico.</p> <p>Vantico also consider that the Council should encourage higher density employment use on Major Employment Areas than have been the 'norm' in the past.</p>	<p>Support noted. Whilst efficient use of land is supported, development will be subject to all policies in the plan, including development principles.</p>	<p>Rename 'Ciba Polymers / Hexcel Corporation' as 'Vantico'.</p>
<p>2835 - Carisbrooke Swavesey General Partners</p>	<p>Support</p>	<p>Ancillary facilities should also be permitted on Major Employment Areas.</p>	<p>Ancillary facilities could cover a broad range of uses. Consideration would have to be against all policies in the plan, including development principles, to ensure it was appropriate in scale to its location. This particular policy would allow development to support the employment use of the site, which could include appropriate ancillary facilities.</p>	

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3852 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford)

Support

We support the identification of our site as a Major Employment Area allocation, subject to the boundary being redefined to release part of the site for residential led development.

Support noted. Potential for residential development on this site is considered through responses to other representations.

5577

4596 - Bayer CropScience Ltd

Support

General support for the option.

Support noted.

Decision on CS41 Major Development Areas - Preferred Approach

Use the preferred approach in developing the core strategy.

CS42 New Employment within Frameworks - Preferred Approach

1491

Object

This proposal does not take into account the effect on the amenity of residents, which should be given at least the same weight as employment potential.

Amenity aspects need to be made explicit here, even if inferred by other policies elsewhere.

Issues of design and impact on residential amenity will be dealt with through a development principles policy elsewhere in the plan. It is a specific intention in the LDF to avoid repetition of policy.

2296 - Cambridge City Council

Object

We do not consider that this option sufficiently reflects the Selective Management of the Economy policy, as set out in the Structure Plan. This could have particular implications for Cambridge East, part of which is located within the City boundary where our intention is to apply the "Selective Management of the Economy" policy.

The 'selective management' policy would apply to proposals relating to the new employment within frameworks policy.

3600 - GO-East

Object

It would provide clarity in the operation of the relevant policy if an indication is given of what constitutes 'small scale employment development.'

Also, the policy approach seems to restrict small-scale employment opportunities within village frameworks of Rural Centres, without any explanation. Further consideration should be given to this issue in the submission DPD.

Define small scale employment provision in policy in the submission LDF.

Agree that small scale provision should be defined in the policy. A policy would allow for employment development (as appropriate determined by other policies in the plan) in all village frameworks. Additionally, previously developed near to the most sustainable villages (Rural Centres) could also be utilised for employment. Therefore it will not overly restrict small scale employment development at rural centres.

5910 - D H Barford & Co

Object

Policy should be widened to encourage the creation of local employment opportunities within all village frameworks.

A policy would allow for employment development (as appropriate determined by other policies in the plan) in all village frameworks. Additionally, previously developed near to the most sustainable villages (Rural Centres) could also be utilised for employment.

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5970 (Land North of Girton Farm, Oakington Road, Girton)	Object	Employment allocations should be dispersed across the District. This would lessen the distance between housing and jobs and contribute towards sustainability. Sites suggested: Melbourne Science Park; Buckingham Business Park; Green Acre Farm Girton; Beach Road Cottenham; Avenue Business Park in Elsworth.	The focus of new employment allocations is the Strategic Employment sites detailed in the Structure Plan. There is sufficient employment land supply available not to allocate further sites in rural areas.
6616 (Land South of Girton Farm, Oakington Road, Girton)			
4421 - Hallam Land Management Ltd			
5923 - The Davison Group (Avenue Business Park, Elsworth)			
6187 (Land North of Girton Farm, Oakington Road, Girton)			
6618 (Land South of Girton Farm, Oakington Road, Girton)			
6078 (Land at Buckingham Business Park, Huntingdon Road, Swavesey)			
6168 (Land at Beach Road, Cottenham)			
4375 - Cambridgeshire County Council	Support	General support for the option.	Support noted.
6458 - The Countryside Agency			
5665 - Gallagher Waterbeach Limited			
4597 - Bayer CropScience Ltd			
1689 - The Marshall Group			
6055 - Balsham (Building) Ltd (7 High Street, Balsham)	Support	The option of planning permission being granted for employment uses within village frameworks is supported. However, it is hoped that reference to small-scale will not prohibit the redevelopment of existing employment sites where this is considered appropriate. In particular, reference is made to Balsham (Building) site which is centrally located within Balsham.	The reference to small scale reflects the nature of the village environment that must be protected.

Decision on CS42 New Employment within Frameworks - Preferred Approach

Follow approach detailed in preferred approach, and include definition of small scale in LDF policy.

CS43 Loss of Rural Employment to Non-Employment Uses - Preferred Approach

2644 - FPD Savills	Object	Non-conforming employment uses within or adjacent to villages should be considered for future redevelopment.	The policy will allow for this within village frameworks where the criteria are met.
2893 - Januarys	Object	A further criterion should be whether housing would be a more appropriate use in view of local geography.	This would be included in the consideration of the benefit of a proposal.
5184 - Laing Homes North Thames	Object	Whilst we generally support this policy we would suggest that the Council acknowledge that there are a number of industrial sites within villages which are considered to be non-conforming uses in that they cause noise, pollution or other unacceptable impacts on neighbouring properties or the highway network and therefore the redevelopment of these sites for other uses may be appropriate.	The policy would allow for redevelopment of such sites where the relevant criteria are met.
6163 (Site at Whitecroft Road, Meldreth) 6070 (Site at back of 1 Whitecroft Road, Meldreth)	Object	More flexibility required, to give greater weight to the overall benefit of the proposal. Site may be inefficient use of a brownfield site or detrimental to local amenity.	Benefit of redevelopment over loss of employment must be considered on a case by case basis. The importance of retaining village employment can not be overstated.
6376 - BT Plc	Object	BT's operational sites do not generate employment and this policy should not apply to BT or other telecommunication buildings. The policy is contradictory in that it states all criteria should be met and then has "or" after each one. An additional criteria should be added "There would be no loss of employment"	Whether a BT site was covered by this policy would depend if a site was manned or not. Loss of employment is addressed in the third criteria.
5721 - Dixon International Group Ltd	Object	This option does not assist in achieving the general land use objectives of PPG3 and the Structure Plan in securing the most appropriate and efficient uses of land. It does not take account of overall employment land supply in the district.	Rural employment is vital to support sustainable communities, bringing homes and workplaces closer together, and employment sites are a scarce resource which should be retained where possible.

5847 5860 5867	Object	Option conflicts with achievement of urban capacity study housing figures.	The conflict between this policy and housing development is acknowledged in the urban capacity study. It is likely that a number of sites will pass the tests over the plan period. This is backed up by an assessment of past rates from this source in the study. It would be unrealistic to assume no sites will pass the test. Also a policy of protecting village employment has been in place since the 1993 Local Plan, therefore it has been taken account of in the assessment of small windfalls.
3853 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford) 4013 - Bidwells Property Consultants 6635 - Dixon International Group Ltd 4599 - Bayer CropScience Ltd	Object	Object to the requirement to meet ALL the criteria.	Amend option to refer to any of the criteria being met. Amend third bullet to 'The overall benefit TO THE COMMUNITY of the proposal outweighs any adverse effect on employment opportunities and the range of employment land and premises.'
3132	Support	The condition suggested at the second bullet should be strengthened to avoid misinterpretation by industrial/commercial owners seeking to capitalise housing market site value (ie) moving production elsewhere to "release land".	Use the following requirement in the policy: Applications for change of use of premises in or last occupied by employment use will need to be accompanied by documentary evidence that the sites are not suitable or capable of being made suitable for continued employment use, evidence would be required that the property has been adequately marketed for a period of not less than twelve months on terms that reflect the lawful use and condition of the premises.'
3298 - McCann Homes Limited	Support	The policy should recognise that the employment site would be suitable for redevelopment if it has been unused or underused for a period of 6 months	Six months is considered an insufficient amount of time for marketing a site. The principle of 12 months has been established through the Local plan review.

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6459 - The Countryside Agency	Support	We support the preferred approach - to resist the loss of existing employment sites in village frameworks unless all the stated criteria are met. With respect to the second criterion, we would expect the LDD policy to establish an appropriate market test to demonstrate lack of market demand.	Support noted. The policy will establish an appropriate marketing test, for not less than 12 months on terms that reflect lawful use and condition of premises.
4376 - Cambridgeshire County Council 2882 - Steeple Morden Parish Council	Support	General support for this option.	Support noted.

Decision on CS43 Loss of Rural Employment to Non-Employment Uses - Preferred Approach

Develop preferred approach into a policy in the Core Strategy, as modified.

Chapter 7. Services and Facilities

CS44 Services and Facilities Objectives - Preferred Approach

2609 - East of England Development Agency	Object	EEDA requests that the Local Development Framework include an implementation strategy which would need to address the need to bring together central, regional and local government, utilities, service delivery agents, private sector and developers to enable a joined-up approach to delivery of the framework.	Such a strategy is being developed for the sub-region by Cambridgeshire Horizons.
3290 - McCann Homes Limited	Object	The core strategy should recognise that local services and facilities would be supported by the allocation of new residential development sites, and that this should be an essential part of the plan.	While the strategy permits a level of residential development within frameworks, it would be contrary to the Structure Plan policy to allow significant amounts of residential developments in smaller villages.
3175 - Addenbrooke's Hospital 3279 - South Cambridgeshire Primary Care Trust	Object	When referring to services, health and social care should be mentioned specifically.	Agree as a general principle that when referring to services and facilities, ensure health and social care services are included.
4260 - Cambridgeshire County Council	Object	Chapter 7 It might be useful to acknowledge the role services and facilities play in providing local jobs.	Refer to role services and facilities play in providing local jobs, in reasoned justification.
4261 - Cambridgeshire County Council	Object	Para 7.4 Suggest an explicit reference to protecting Public Rights of Way as well as open space. Change "offered appropriate protection" to "appropriately protected".	This could be used in a reasoned justification for policies in the LDF. It is not the role of the Council to protect rights of Way. This is dealt with through other legislation. A policy would be superfluous.
3513 - Anglian Water Services Ltd.	Object	Reference to the relocation to the Cambridge wastewater treatment works would be appropriate in setting out the objectives for services and facilities.	Until a better site for the sewage treatment works is identified than the present site, a commitment should not be made in the LDF. Development can still take place on the northern fringe east site even if they remain in the same location.

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4382 - Cambridgeshire County Council 4598 - Sport England	Object	Object to lack of reference to built sports facilities. Rights of way should be included. Final bullet should refer to standards.	Public transport is dealt with through the travel chapter. Rights of way is covered in the objective to 'create connectivity with the wider countryside'. Agree suggest change to final bullet point.	Change final bullet point: 'To ensure the proper provision and maintenance of open space AND SPORTS FACILITIES consistent with levels of planned residential development AND IDENTIFIED OPENSOURCE STANDARDS.'
4377 - Cambridgeshire County Council	Object	Para 7.6 Preference for Community Schools - need to be very cautious about using this terminology. The term Community school is a specific type of school, one of four, the others being Foundation, Voluntary Controlled and Voluntary Aided. The text implies that The Council would only look to provide Community Schools when, in fact, they may wish to work with other promoters such as the Dioceses to establish church schools. However, the Council would support a statement that indicates all schools should serve their community in an inclusive way.	Agree dual use is potentially possible in all types of school.	Where appropriate, ensure dual use policies refer to all types of school.
4585 - Sport England	Object	Paragraph is objected to because no reference is made to built sports facilities. New developments create additional need for built sports facilities such as sports halls and swimming pools and, therefore, new developments should provide or improve such facilities where existing facilities are inadequate, as well as outdoor sports facilities. Paragraph 23 of PPG 17 advocates that development should make provision for sport and recreation facilities in broad terms, not just open space. To address this objection, it is requested that "built sports facilities" is added after "formal and informal public open space".	Agree, built facilities have been particularly addressed in the Area Action Plans. The following change is proposed.	Amend 7th bullet to read: 'To meet the formal and informal sport and recreation needs of the District, including provision of high quality INDOOR AND OUTDOOR facilities.'

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<p>4714 - Ashwell (Barton Road) Limited 4712 - Ashwell (Barton Road) Limited</p>	<p>Object</p>	<p>Dual use is only suitable for meeting local needs.</p>	<p>Dual use has proved to be the most effective method of providing facilities in villages. It is generally built facilities that have been secured for community use by dual use agreements. Facilities providing for more than a local need must be located an accessible location appropriate to their scale, which will be captured in development principles policies.</p>
<p>870 - The National Trust 1494 - British Horse Society (Cambridgeshire)</p>	<p>Support</p>	<p>Amendments to penultimate bullet point suggested.</p>	<p>Agree suggested changes.</p> <p>Change penultimate bullet point: 'To protect and enhance important areas of LOCAL AND STRATEGIC openspace for their recreation and amenity value, and create connectivity with EXISTING PUBLIC RIGHTS OF WAY AND the wider countryside.'</p>
<p>2757</p>	<p>Support</p>	<p>Bridleway network requires to be improved and widened, providing links to existing network and the countryside.</p>	<p>This is covered by the objective to improve connectivity with the wider countryside.</p>
<p>2082 - Cambridge Community Church Trust</p>	<p>Support</p>	<p>However, there is no mention of the specific needs of, or indeed the role that can be played by, faith groups in sustaining and helping meet the social needs of the community. Government policy specifically acknowledges the role that faith groups can play. This policy should therefore state that the needs of faith communities will be secured as a part of new developments, and that preference will be given to those faith groups that can demonstrate the capacity to partner with other voluntary and publicly funded providers.</p>	<p>Falls under the broad term 'community facilities'. The needs of faith groups have been specifically addressed in the Area Action Plans.</p>
<p>3933 - English Nature, Bedfordshire and Cambridgeshire Team</p>	<p>Support</p>	<p>English Nature supports the provision of public open space (bullet points 9 and 10), but would encourage the adoption of green open space, ie areas that would have benefit to wildlife and people.</p> <p>In addition, English Nature would encourage the use of 'Accessible Green Space Standards'.</p>	<p>Green open spaces will in particular be addressed by policies relating to strategic openspace, and policies relating to biodiversity and habitat creation.</p>

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3878 - Network Rail (Town Planning Team)

6210 - Gallagher Longstanton Ltd

4600 - Bayer CropScience Ltd

Support

General support for the option.

Support noted.

Decision on CS44 Services and Facilities Objectives - Preferred Approach

Develop the preferred approach into LDF policy, as modified.

CS45 Protection of Village Services and Facilities - Preferred Approach

3494 - Royal Mail Group	Object	RMG is best placed to determine if its existing post offices and facilities can continue to meet its needs. Where Post Offices are surplus to requirements, RMG premises should be permitted to be used for alternative uses, without the need for a 12 month marketing period or for alternative premises to be provided. Preferred approach should be amended to provide sufficient flexibility in allowing the loss of such facilities.	Disagree, due to the importance of such facilities to the local community. Additional flexibility would undermine the policy.
4610 - Sport England	Object	Sport England objects to the preferred approach, because the examples of village services that should be protected should include sports facilities, as they are considered to be of at least equal importance for village communities as the other services referred to, particularly if the Community Strategy's vision (referred to in paragraph 2.4) of creating active and healthy communities is to be realised. To address this objection, it is requested that "or sports facilities" is added after "health centres" in the second line of the Preferred Approach.	Agree, a policy to protect recreation facilities is required in the LDF, reflecting PPG17. Include a policy to provide appropriate protection for recreation facilities.
5780 5848 5861 5868 3308 - McCann Homes Limited 5778 - Cambs County Council Property & Procurement Department 5762 - Amblecroft Ltd 5821 - P B Moore & Sons 5772 - Persimmon Homes (East Midlands) Ltd 5788 - Stamford Homes Ltd 5809 - Westbury Homes Ltd	Object	Restricting scale of additional development in villages conflicts with this option. Without additional development many village services and facilities will become unviable.	While the strategy permits a level of residential development within frameworks, it would be contrary to the Structure Plan policy to allow significant amounts of residential developments in smaller villages. Most South Cambridgeshire villages are at the margins of sustainability when it comes to additional growth. The Rural Settlement policy permits a level of development appropriate to the size and availability of services. Development above a limited scale is likely to result in a disproportionate number of journeys. Policies will permit a level of development to meet local needs, but experience has shown limited or even modest levels of development do not provide significant additional support to village services.

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1363	Support	Faith Groups and Churches need a separate policy. Consideration as to the classification of new church buildings and their proximity to residential areas.	Faith groups and churches can be considered as 'community meeting places', which are proposed to be covered by the policy.
2291 - Gamlingay Parish Council 1403 - Gamlingay Parish Council 5580	Support	General support for this option.	Support noted.
2884 - Steeple Morden Parish Council 6460 - The Countryside Agency	Support	Another reference to "good quality public transport" that should be changed to "high quality public transport".	Good public transport is defined in the Local Transport Plan. The reference to 'good' moves on from the local plan 2004 which simply uses the term 'convenient' access. It is considered that in order to be consistent with other policies in the LDF the 'good' definition should be used.

Decision on CS45 Protection of Village Services and Facilities - Preferred Approach

Develop preferred approach into policy in the core strategy.

Representations**Nature Representation Summary****District Council's Assessment****Approach to Draft DPD****CS46 Retail Hierarchy - Preferred Approach**

1690 - The Marshall Group	Object	Marshall objects to the Preferred Approach and asks that the urban extension at Cambridge East, based on the airport, should be placed alongside Northstowe in the hierarchy. Housing at Cambridge East will provide approximately 12,000 homes, albeit in at least two phases. The airport may accommodate about 8,000 homes. There is a need to ensure that the District Centre, which comes to be established, has appropriate provision principally for those who will live there. Just as Northstowe needs an appropriate level of convenience floorspace, so does Cambridge East.	Whilst it is important that Cambridge East has sufficient facilities to meet the needs of its residents, given its location close to Cambridge City Centre, it does not fulfil the role of a town. It does however meet the definition of a district centre in PPG6, and the Structure Plan.
2301 - Cambridge City Council 2302 - Cambridge City Council	Object	The only urban extension to have a District Centre will be Cambridge East. The other extensions will have local centres.	Apart from Cambridge East, the centres of the urban extensions will be situated within Cambridge City.
4320 - W M Morrison Supermarkets Plc	Object	It is considered that given the presence of Morrisons and other shops, services and facilities, the proposed retail hierarchy should recognise the role of Cambourne as a "District Centre". The retail hierarchy should be amended to the following terminology, in accordance with PPG6 and the Structure Plan: Town Centres District Centres Local Centres	In the retail hierarchy refer to Cambridge East as a district centre, and not all the urban extensions to Cambridge.
4766 4765 - Atkins Property Developments Ltd	Object	Retail hierarchy proposed would harm vitality and viability of existing retail centres.	Disagree, the hierarchy is intended to protect the role of Cambridge and the market towns, as well as villages.

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3157 - Highways Agency	Support	Whilst the supporting text states Northstowe will not be a sub-regional centre the wording appears to allow the possibility for some large scale supermarket provision.	Detail will be provided in the Northstowe Area Action Plan.
3786 - English Heritage 5581	Support	Highways Agency support is subject to the wording being made clear and unambiguous. This is to ensure the development is sustainable and any impact on the trunk road network is minimised.	Support noted.
3384 - English Partnerships 6211 - Gallagher Longstanton Ltd	Support	General support for this option.	

Decision on CS46 Retail Hierarchy - Preferred Approach

Develop preferred approach into policy in the core strategy, as modified.

CS47 Applications for New Retail Development - Preferred Approach

3589 - GO-East

Object

The only policy test that appears to be applied to new retail development is that of accessibility, which itself is only one of the key policy tests for new development in PPG6. While we recognise that new retail development will be provided within major new developments, any generic policy approach that is not location specific should not need to repeat national policy.

The principle being tested in the preferred options report was a test proposed based on the definition of 'good quality public transport' in the Local Transport Plan. Other tests, reflecting PPG6 will be needed in the LDF policies, but agree that repetition should be avoided.

For this reason, any generic policy approach to this issue in the submission DPD should simply state that proposals for new retail development will be judged against the policy tests in PPG6 (or its successor policy statement).

5509 - The Fairfield Partnership

Support

Support CS47 which demonstrates that there is need for consideration to be given to the master planning of the new settlement at Northstowe to maximise access from a wider area served by the Guided Busway emphasises the need for as much of the new settlement as possible to be accessible from the Guided Bus Stop.

The Fairfield site suggested offers only marginal accessibility benefits above options put forwards by the Council, from the County Council's Guided Bus scheme.

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6212 - Gallagher Longstanton Ltd	Support	The general approach taken in CS47 is appropriate.	Agree.	Incorporate text in LDF: 'EXCEPTIONALLY, IN NORTHSTOWE, THERE WILL BE A NEED FOR CONVENIENCE AND COMPARISON FLOORSPACE OF A SCALE WHICH IS EXCESS OF THESE THRESHOLDS AND WHICH ENSURES THAT THE TOWN IS SUSTAINABLE.'
Some clarification of the text relating to sub-regional shopping provision (paragraphs 7.9 and 7.10) may be beneficial. The text identifies the need to make exceptions in relation to major retail development in Northstowe (as defined by the thresholds of 1,400 sq metres and 10,000 sq.m.). This is supported.	Those thresholds will need to be exceeded in Northstowe in order to ensure that the new town is sustainable. It may be helpful to clarify the second sentence on paragraph 7.10 in order that it is explicit in this respect: "Exceptionally, in Northstowe, there will be a need for convenience and comparison floorspace of a scale which is excess of these thresholds and which ensures that the town is sustainable."			

Decision on CS47 Applications for New Retail Development - Preferred Approach

Develop preferred approach into a policy in the Core Strategy.

CS48 Telecommunications - Preferred Approach

3196 - CPRE Cambridgeshire	Object	Would add to policy. Mast must be in keeping with the character and setting of the area.	Such considerations will be covered by the development principles policies in the LDF.
5583 2885 - Steeple Morden Parish Council	Support	General support for this option.	Support noted.
6500 - Mobile Operators Association	Support	We support both the supporting paragraphs 7.13 - 7.15 and the draft policy CS48. The concise and flexible nature of the drafting is in full accordance with the advice set out in PPS12 and in PPG8.	Support noted.

Decision on CS48 Telecommunications - Preferred Approach

Develop preferred approach into a policy in the core strategy.

CS49 Lord's Bridge Radio Telescope - Preferred Approach

4547 - Chancellor, Masters & Scholars of the University of Cambridge	Support	Support safeguarding policy. Will ensure that developments which would potentially cause interference and which would disrupt the work of the observatory would not be permitted. University will supply an updated plan showing extent of area where restrictions should apply.	Support noted.
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Decision on CS49 Lord's Bridge Radio Telescope - Preferred Approach

Use the preferred approach in developing the core strategy.

CS50 Public Art - Preferred Approach

6374 - BT Plc 6375 - Fairview New Homes	Object The criteria mentioned in circular 1/97 should be included in any policy. That the Public Art should be: 1) necessary 2) relevant to planning 3) directly related to the post-development 4) fairly and reasonably related in scale and in kind to the proposed development 5) reasonable in all other respects.	Whilst the criteria of circular 1/97 are relevant, the policy makes clear that the Council will seek to negotiate with developers, as oppose to require provision.
3674 - House Builders Federation 2646 - FPD Savills 3330 - McCann Homes Limited 4545 - Chancellor, Masters & Scholars of the University of Cambridge 5506 - The Fairfield Partnership 6213 - Gallagher Longstanton Ltd 4601 - Bayer CropScience Ltd	Object A policy should encourage contributions not require them. Requiring 1-5% is unrealistic, and could conflict with other requirements. Choice of what constitutes art should be determined by the provider. In Northstowe, should be limited to main public access areas.	The Council's public art policy 'encourages' provision rather than 'requires' provision. The actual amount is sought through negotiation, so while the top end of the scale may appear high for some developments, it may be suitable or others. Similarly the Council will assist in suggesting local artists, or third party arts agencies that may be able to assist, but will not impose inappropriate art on a developer. The costs of other requirements, such as affordable housing, can be taken account of in the negotiation. Implementation of the policy will be dealt with by a Supplementary Planning Document.

Decision on CS50 Public Art - Preferred Approach

Use the preferred approach in developing the core strategy.

Chapter 8. Recreation

CS51 Open Space Standards - Preferred Approach

4264 - Cambridgeshire County Council	Comment	There is concern that the minimum standard for open space is likely to be adopted as the maximum a developer can provide. Is the contribution of strategic open space (CS54) to come out of the informal open space mentioned in CS52? (Section 8.8 refers to a 'further type of open space' identified, implying it is additional to that in CS52).	The minimum standard being used as a maximum by developers has always been an issue. This is why the minimum must be set at a sufficient level to meet the needs of the population. The recreation study indicates that this is the case with the recommended standards. Informal openspace will perform a different function to Strategic Openspace and each have their own standard. Clear definitions will be included in the LDF.
2761 1496 - British Horse Society (Cambridgeshire)	Object	Should include equestrian sports.	Equestrian facilities are a highly specific form of recreation, which can be judged against other policies in the LDF. It would be inappropriate to set a standard for such facilities, although the provision of paths, bridleways, and countryside access will be dealt with elsewhere in the plan.
4263 - Cambridgeshire County Council	Object	CS51, 8.1-8.11 There is no mention of whether informal open space or outdoor sports facilities are adequate, and this section could cross refer to the results of the recreation studies. As regards Secretary of State, although the definition has been provisionally refined, this has not yet been approved by all stakeholders. If the LDF timescale allows, any new definition should be inserted. Otherwise it is suggested the following be inserted, at the end of 8.8: "This definition is currently being refined to complement District Council's PPG17 open space assessments."	Agree quality as well as quantity is important, and considerations of quality as identified in the recreation study will be included in both policy and an accompanying Supplementary Planning Document. The definition of Strategic openspace will need to be based on the work currently being undertaken by Cambridgeshire County Council. Amend definition of Strategic Openspace to reflect outcome of studies and sub-regional approach.
2897 - Januarys	Object	Level of provision sought excessive on smaller sites. Should be negotiated on a case by case basis, and may include payment of commuted sums in lieu of on-site provision.	Payment in lieu of onsite provision may be suitable in some circumstances, particularly on smaller sites. This will be detailed further in a Supplementary Planning Document.

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3605 - GO-East	Object	This paragraph refers to the audit assessment undertaken to establish the need for additional open space. We commend this as an important part of the evidence base to underpin the development strategy (and a requirement in PPG17). However, the DPD appears to make little obvious connection between the outcomes of this work and the standards/strategy for open space in the DPD.	Agree that the Reasoned Justification must make a clear connection to the recreation study. This can build on text contained within the study.	Develop Reasoned Justification for policy, to establish a link to the Recreation Study.
We consider therefore that the submission DPD should include further justification for the approach taken based on the assessment work.				
3671 - Histon & Impington Parish Councils	Object	The standard for informal open space should be 0.6 hectares per 1000 people.	The Recreation Study considered best practice examples both within the District and from other Local Authorities, and determined that 0.4ha. was the most appropriate standard for the District.	
4914 - Sport England	Object	With reference to Chapter 8 Recreation: Sport England objects to the omission of a policy in the recreation chapter, which provides guidance on how the Council will assess planning applications that will result in the loss of, or prejudice the use of, sports and recreation facilities. Whilst detailed policies would be inappropriate in view of existing guidance in PPS12, a policy should be included in the recreation chapter. To address this objection, it is requested that a new policy and reasoned justification be added to the recreation chapter after paragraph 8.4.	Agree. The intention of the preferred options report was not to be comprehensive in terms of all policies that will be included in the DPDs, but to put forward options where there were no real choices to be made. A policy is required by PPG17, and will be included in the LDF.	Include policy to provide appropriate protection to recreation facilities.

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5140 - Ramblers' Association Cambridge Group	Object	CS51 & Para 8.1	It seems unjust that four times as much open space is allocated to Outdoor Sport, as compared with Informal Open Space, when activities such as walking are known to be far the most popular outdoor recreations. Participation in organised games is enjoyed by only a small minority of the population, whereas walking and other informal outdoor pursuits are available to people of all ages and social groups.	Many sports have specific space requirements, while walking can be achieved on linear routes, such as footpaths or green corridors. Areas of formal sports provision also provide for informal use at other times. Most villages also have access to the countryside through footpaths and bridleways. The informal open space standard is a new requirement which recognises the importance of informal recreation to quality of life. The Strategic Open space option puts forward a requirement to contribute towards large open spaces suitable for walking and other informal recreation.
5893 - D H Barford & Co	Object	The standard of 2.8 hectares per 1000 people exceeds the nationally recognised 6 acre per 1000 standard.	PPG17 advocates that standards should be set locally, based on audits and assessments of need. The Recreation Study indicated that a standard higher than the NPFA standard was appropriate. The NPFA standard also did not include informal open space. This is a new requirement which recognises the importance of informal recreation to quality of life.	
2293 - Gamlingay Parish Council 1405 - Gamlingay Parish Council 4634 - Sport England 5585	Support	General support for his option.	Support noted.	

Decision on CS51 Open Space Standards - Preferred Approach

Develop preferred approach into LDF policy. Include policy to provide appropriate protection for recreation facilities.

CS52 Open Space and New Developments - Preferred Approach

2306 - Cambridge City Council	Object	The City Council considers that occupiers of sheltered housing schemes (although not residential homes) should also contribute towards the provision of informal open space. This would be in accordance with the City Council Open Space requirements and is based on the premise that occupants of such schemes are likely to make use of Open Space.	Agree.	Require sheltered dwellings to contribute towards informal open space.
4084 - Sport England	Object	Whilst the principle of including a policy that seeks the provision or improvement of playspace to serve the needs of a development is supported, object to this policy on the following grounds: (1) no detail is provided about how the policy will be implemented in practice; (2) the policy only applies to residential developments - PPG 17 advises provision to be sought from new development in general; (3) the policy excludes built sports facility provision in new developments <input type="checkbox"/> inexplicable given the extent and nature of new development that will take place. Policy should be amended to address these issues/omissions.	General support noted. Detail of the policy will be provided in the Core Strategy, and a supplementary planning document. PPG17 companion guide advocates assessments based on population, and are not employment based. Where appropriate new employment development will be required to undertake landscaping schemes and amenity space for the benefit of employees. Built facilities will be covered by the community facilities policies in the LDF.	
3672 - Histon & Impington Parish Councils	Object	The approach does not go far enough. Support the contribution towards playspace and informal open space. However, all dwellings should, in addition, contribute towards the provision or improvement of local facilities (village halls etc). Moreover, a methodology is required to establish a fair rate.	Support noted. Contributions for other community facilities will be dealt with elsewhere in the plan. A methodology establishing a fair rate will be included in a supplementary planning document.	

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<p>3677 - House Builders Federation 5908 - D H Barford & Co 3601 - GO-East 6372 - BT Plc 6373 - Fairview New Homes</p>	<p>Object Development should only provide facilities necessary directly as a result of new development, and fairly and reasonably in scale and kind. Will result in unreasonable additional costs for small developments.</p>	<p>Recreation facilities are required to meet the needs of new development where there is inadequate provision in terms of quantity and quality of open space. Therefore improvements will be needed as a direct result of a development, to meet its residents needs. The scale of the requirement (set by the proposed standards, and detailed in a supplementary planning document) will relate directly in scale and kind to the development, whether this is 1 dwelling or 100. Costs and delays for small dwellings will be minimised, as a standard approach and cost formula will be developed through SPD. This will create a degree of certainty to developers where previously could have been greater delays.</p>
<p>6214 - Gallagher Longstanton Ltd</p>	<p>Object The policy requires further clarification regarding expected contributions towards play space.</p>	<p>Only family dwellings (of 2 bedrooms or more) should contribute to the children's play space element of the open space.</p>
<p>3023 - Papworth Everard Parish Council Planning Committee 5586</p>	<p>Support Gallagher consider it inappropriate that all new dwellings, of necessity, are to be expected to contribute towards the provision of children's play space. It is unreasonable to request that non-family dwellings (such as 1 bedroom apartments) should contribute towards children's play space. This is accepted in the adopted local plan. Equally it would be inappropriate for dwellings aimed at older people to contribute towards formal pitch provision. General support for this option.</p>	<p>Agree that only dwellings suitable for families should contribute to children's play space. The option addresses the issue of accommodation for older people. Exact requirements will be detailed in a policy, and through a Supplementary Planning Document. Support noted.</p>

Decision on CS52 Open Space and New Developments - Preferred Approach

Develop preferred approach into a policy in the Core Strategy, as modified.

CS53 Open Space and New Developments On Site Provision - Preferred Approach

2298 - Gamlingay Parish Council
1406 - Gamlingay Parish Council

Object Threshold should be 8 units, to reflect the group village threshold.

The figure of 10 dwellings was chosen because of the amount of openspace it would be required to provide by the minimum standards. This space would be large enough to provide a playspace for young children. These spaces are the most crucial in terms of accessibility. Reducing the threshold would result in a requirement for even smaller spaces on site, which may cause some problems in the adoption process, particularly for some Parish Councils.

Representations

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2650 - FPDSavills

Object

The threshold size of 10 dwellings is too low given the possibility of site characteristics which would affect the capacity of the site. In addition, there is no acknowledgement of the need to assess existing provision within the immediate area.

PPG17 Companion Guide para 6.15 states, 'Including a minimum acceptable size within provision standards provides a transparent, policy-based way of deciding whether to require a developer to make on-site or contribute to off-site provision. It helps to prevent provision which will be too small to be of benefit to local communities, or unnecessarily expensive to maintain. It will often be better to aggregate contributions from several small developments in the same area than to waive a provision standard or require each developer to make a tiny amount of on-site provision.' The figure of 10 dwellings or above for onsite provision of play space is set because it is a reasonable size of development needed to achieve enough open space requirement for a useful play space on site, capable of being reasonably maintained by a Parish Council or other body. The need to assess existing provision in an area still exists. The Recreation Study provides a great deal of information, but it will be a matter for negotiation with the District Council, and the Parish Council, as to the best form of spaces to provide, and potentially facilities that could be improved, to best meet the needs of the development. For example, consideration must be made of accessibility and type of surrounding play spaces, in order to complement existing provision. A Supplementary Planning Document will be prepared to detail this process, and provide guidance to developers.

2898 - Januarys

Object

Threshold is far too low. 50 dwellings would be more appropriate.

PPG17 Companion Guide para 6.15 states, 'Including a minimum acceptable size within provision standards provides a transparent, policy-based way of deciding whether to require a developer to make on-site or contribute to off-site provision.' The figure of 10 dwellings or above for onsite provision of playspace is set because it is a reasonable size of development needed to achieve a useful play space on site, capable of being reasonably maintained by a Parish Council or other body. Providing sites as part of larger sites would result in under provision, reducing accessibility to playspace, particularly impacting on younger children.

3678 - House Builders Federation

Object

Development should only be required to make provision for those facilities that are necessary as a direct result of new development and which fairly and reasonably relate in scale and kind to the development proposed. Standards should only be applied to developments over a certain threshold of 10 dwellings at the very least in order that practical difficulties can be overcome.

Recreation facilities are required to meet the needs of new development where there is inadequate provision in terms of quantity and quality of open space. Therefore improvements will be needed as a direct result of a development, to meet its residents needs. The scale of the requirement (set by the proposed standards, and detailed in a supplementary planning document) will relate directly in scale and kind to the development. The ten dwelling threshold will apply to on site provision, but smaller developments should still contribute in order to avoid a worsening in the shortfall of provision.

Representations**Nature Representation Summary****District Council's Assessment****Approach to Draft DPD**

3673 - Histon & Impington Parish Councils	Object	Mechanisms are required to ensure that the off-site provision of play space, outdoor sport and informal open space can be delivered. In areas where recreational space is under provided, new development should only be agreed if the developer can identify how they will meet the recreational space requirements. Furthermore, for developments of 10 or more dwellings should only be permitted if the required play space can be identified within 5 minutes walk to which they can make a contribution for the enhancement or maintenance.	The approach proposed is that generally developers of 10 or more dwellings will be required to provide onsite provision of children's play space. Mechanisms for appropriate off site provisions and contributions will be developed through a Supplementary Planning Document.
5503 - The Fairfield Partnership	Object	Object to CS53 as it is inconsistent with the hierarchy in the NPFA 6 acre standard targets for provision.	The Council has developed its own standards, as opposed to the NPFA standard, as recommended by PPG17.
3029 - Papworth Everard Parish Council Planning Committee	Support	General support for this option.	Support noted.
3025 - Papworth Everard Parish Council Planning Committee	5587		

Decision on CS53 Open Space and New Developments On Site Provision - Preferred Approach

Develop the preferred approach into a policy in the Core Strategy.

CS54 Strategic Open Space - Preferred Approach

4265 - Cambridgeshire County Council	Object	When the LDF is further advanced, it should have an indication of how much strategic open space already exists within the District. It is likely to be short of such space, and therefore the opportunity should be taken to rectify this as another 'infrastructure deficit' issue - i.e. to make up for past shortages as well as planning for future population growth.	The outcomes of Strategic Openspace studies taking place will need to feed into the LDF preparation process. Work is currently underway by Cambridgeshire County Council, to carry out an audit and needs assessment of Strategic Open Space, in order to create a suitable minimum standard of provision for the Cambridge Sub-Region. It is likely that studies will indicate a shortfall in provision. This will become more acute given the scale of development required. Therefore, it is appropriate that developers provide strategic open space sufficient to meet the needs of new development.
3675 - Histon & Impington Parish Councils	Object	The definition of "strategic open space" includes "strategic green corridors" but the approach is not adequately developed, and specifically does nothing to protect or maintain those corridors.	The Area Action Plans in particular aim to create and protect strategic green corridors into Cambridge. Other green corridors through rural areas which link key locations will be identified in SPD e.g. River Cam between Cambridge and Ely.
4383 - Cambridgeshire County Council 5142 - Ramblers' Association Cambridge Group	Object	Developers should contribute to improving rights of way network, to improve public access to the countryside in Cambridgeshire.	The Area Action Plans will include strategies for providing access to the wider countryside through an enhanced network of footpaths and bridleways. The approach is being developed in partnership with the County Council. Refer to the Cambridgeshire Rights of Way Improvement Plan in the Area Action Plans.
3679 - House Builders Federation 5903 - D H Barford & Co 6370 - BT Plc 6371 - Fairview New Homes 6215 - Gallagher Longstanton Ltd 4603 - Bayer CropScience Ltd	Object	Development should only provide facilities necessary directly as a result of new development, and fairly and reasonably in scale and kind. It must only be sought where there is a proven shortage. No justification for seeking contribution from any development other than residential.	Work is currently underway by Cambridgeshire County Council, to carry out an audit and needs assessment of Strategic Open Space, in order to create a suitable minimum standard of provision for the Cambridge Sub-Region. It is likely that studies will indicate a shortfall in provision. This will become more acute given the scale of development required. Therefore, it is appropriate that developers provide strategic open space sufficient to meet the needs of new development.

Representations	Support	General support for this option. It is important that the form and function of strategic open space relates to the needs of the development and local community and this is an integral part of the masterplan and design process of major developments.	Support for the approach to Strategic open space is noted. Agree that policies must consider the needs of communities in order to produce sustainable sites. Such issues will be considered through the area action plans.
871 - The National Trust 3929 - English Nature, Bedfordshire and Cambridgeshire Team			
4183 - Sport England 5588			
3389 - English Partnerships 2642 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough			
3466 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough			
3859 - The Woodland Trust 6461 - The Countryside Agency			

Decision on CS54 Strategic Open Space - Preferred Approach

Develop the preferred approach into a policy in the Core Strategy.

CS55 Papworth Hospital – Preferred Option

4267 - Cambridgeshire County Council	Object	Options regarding Papworth Hospital should not be in the Recreation Chapter.	This is purely a formatting error in the Preferred Options Report. It will be included in an appropriate chapter in the submission LDF.
6609 - Papworth Everard Parish Council Planning Committee	Object	if any development does take place, a landscape plan should be required to safeguard the setting of the Hall.	There are many aspects of the current site that must be protected. Such considerations must be included in a Supplementary Planning Document for the site, and criteria based policy.
3787 - English Heritage	Object	This issue is outside the scope of the planning system to require, i.e. retention of an existing medical facility. The Relocation is part of the 2020 vision, and is supported.	Agree that it is inappropriate for an LDF policy to require the retention of the cardio-thoracic services on its present site. However, it can set the Council's preferred use for the site as suggested in CS55. It is recognised that the LDF must also provide suitable criteria based policies to allow appropriate planning for the site should the unit move, and this is addressed in CS56 - 58.
4384 - Cambridgeshire County Council	Object	The retention of the Hospital on its present site is essential to South Cambs residents and to patients. Transfer to Addenbrookes or another location should be actively resisted.	Agree that it is inappropriate for an LDF policy to require the retention of the cardio-thoracic services on its present site. However, it can set the Council's preferred use for the site as suggested in CS55. It is recognised that the LDF must also provide suitable criteria based policies to allow appropriate planning for the site should the unit move, and this is addressed in CS56 - 58.
1830 - Papworth Hospital NHS Foundation Trust	Object		
2028 - Norfolk, Suffolk and Cambridgeshire Strategic Health Authority	Object		
3288 - Addenbrooke's Hospital	Object		
3590 - GO-East	Object		
4544 - Chancellor, Masters & Scholars of the University of Cambridge	Object		
3131	Support		

2441 - Papworth Everard Parish Council Planning Committee	Support	<p>SUPPORT STRONGLY</p> <p>We strongly support statements in paras 8.14, 8.15 and 8.17.</p> <p>As the process to relocate the hospital to Addenbrooks is well underway, and a group is already looking into possible alternative uses for the Papworth site (see 8.13) there is now CONSIDERABLE URGENCY for SCDC to prepare the policy and criteria outlined in 8.17. PE parish Council and other interested parties should be consulted on the preparation of the policy and criteria.</p>	<p>Support noted. An appropriate response to the proposed relocation is a criteria based policy in the Core Policies, supported by a Supplementary Planning Document providing a detailed development brief. Both would be subject to full public participation. A mixed use scheme, predominantly employment but incorporating some housing, appears most appropriate in order to maintain the employment balance in the village. This could include other health services. This would effectively be a hybrid of the available options.</p>
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Considerations of the policy must include:

- 1) Maintaining the vitality and viability of Papworth Everard village centre.
- 2) Maintaining the setting of Papworth Hall.
- 3) Preserving other buildings on the site that contribute to the setting of the Village and the history of the site.
- 4) Traffic generation and access to the site.

Decision on CS55 Papworth Hospital - Preferred Option

Whilst the preferred approach remains retention of the cardio thoracic services on site, it is recognised that that it is inappropriate for an LDF policy to require this.

An appropriate response to the proposed relocation is a criteria based policy in the Core Policies, supported by a Supplementary Planning Document providing a detailed development brief. Both would be subject to full public participation. A mixed use scheme, predominantly employment but incorporating some housing, appears most appropriate in order to maintain the employment balance in the village. This could include other health services. Considerations of the policy must include: 1) Maintaining the vitality and viability of Papworth Everard village centre. 2) Maintaining the setting of Papworth Hall. 3) Preserving other buildings on the site that contribute to the setting of the Village and the history of the site. 4) Traffic generation and access to the site.

Representations

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CS56 Papworth Hospital - Alternative Option

4268 - Cambridgeshire County Council	Object	This policy should be under 'Employment' or 'Services', not 'Recreation'	This section was included in the recreation chapter in the preferred options report due to a formatting error. It will be included in a more appropriate section in the submission LDF.
6610 - Papworth Everard Parish Council Planning Committee	Object	There should not be a requirement to retain 'buildings of character' if that might compromise the redevelopment. New buildings should be of high quality, relate to and respect the park environment, and have facades that retain the general form and proportions of the original buildings.	Buildings that contribute to the character and history of the village should be protected. The future of the site should be subject to consultation on a supplementary planning document.
6613 - Papworth Everard Parish Council Planning Committee	Object	This option is preferable to that of CS57.	The policy proposed will allow a broader range of uses.
2905 - Papworth Everard Parish Council Planning Committee	Object	The policy should be slightly broader to incorporate other health-related facilities which could generate an acceptable level of activity.	
1832 - Papworth Hospital NHS Foundation Trust	Object	A Supplementary Planning Document should be produced, with public consultation, to decide the future of the site.	An appropriate response to the proposed relocation is a criteria based policy in the Core Policies, supported by a Supplementary Planning Document providing a detailed development brief. Both would be subject to full public participation.
2030 - Norfolk, Suffolk and Cambridgeshire Strategic Health Authority	Object		Develop a criteria based policy and supplementary planning document to provide planning policy if the existing functions of Papworth Hospital are relocated.
3788 - English Heritage	Object		A mixed use scheme, predominantly employment but incorporating some housing, appears most appropriate in order to maintain the employment balance in the village. This could include other health services.
			Considerations of the policy must include: 1) Maintaining the vitality and viability of Papworth Everard village centre. 2) Maintaining the setting of Papworth Hall. 3) Preserving other buildings on the site that contribute to the setting of the Village and the history of the site. 4) Traffic generation and access to the site.

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4385 - Cambridgeshire County Council 3169 - Highways Agency	Support	Support alternative NHS services on the site. Hospital uses will generate consistent flows of traffic throughout the day.	An appropriate response to the proposed relocation is a criteria based policy in the Core Policies, supported by a Supplementary Planning Document providing a detailed development brief. Both would be subject to full public participation. A mixed use scheme, predominantly employment but incorporating some housing, appears most appropriate in order to maintain the employment balance in the village. This could include other health services. Considerations of the policy must include: 1) Maintaining the vitality and viability of Papworth Everard village centre. 2) Maintaining the setting of Papworth Hall. 3) Preserving other buildings on the site that contribute to the setting of the Village and the history of the site. 4) Traffic generation and access to the site.	Develop a criteria based policy and supplementary planning document to provide planning policy if the existing functions of Papworth Hospital are relocated.
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Decision on CS56 Papworth Hospital - Alternative Option

Whilst the preferred approach remains retention of the cardio thoracic services on site, it is recognised that that it is inappropriate for an LDF policy to require this.

An appropriate response to the proposed relocation is a criteria based policy in the Core Policies, supported by a Supplementary Planning Document providing a detailed development brief. Both would be subject to full public participation. A mixed use scheme, predominantly employment but incorporating some housing, appears most appropriate in order to maintain the employment balance in the village. This could include other health services. Considerations of the policy must include: 1) Maintaining the vitality and viability of Papworth Everard village centre. 2) Maintaining the setting of Papworth Hall. 3) Preserving other buildings on the site that contribute to the setting of the Village and the history of the site. 4) Traffic generation and access to the site.

CS57 Papworth Hospital – Alternative Option

2911 - Papworth Everard Parish Council Planning Committee

Object

Option CS56 is preferable to this option.

It should not be a requirement to retain 'buildings of character' if that might compromise redevelopment or deter a potential user. New buildings should relate to and respect the adjacent park environment, be of high architectural quality and retain the general form and proportions of the facades of the original buildings.

Disagree. It is important to retain the buildings of character due to their contribution to the village and its history. Agree that the setting of Papworth Hall should be protected. The proposed policy will support provision of other health services on the site, as part of a mixed use development.

1833 - Papworth Hospital NHS Foundation Trust
2031 - Norfolk, Suffolk and Cambridgeshire Strategic Health Authority
3789 - English Heritage
3391 - English Partnerships

Object

Decision is premature, other uses should not be ruled out. Should be a supplementary planning document and consultation on the future of the site. A landscape plan is required for the setting of the hall.

An appropriate response to the proposed relocation is a criteria based policy in the Core Policies, supported by a Supplementary Planning Document providing a detailed development brief. Both would be subject to full public participation. A mixed use scheme, predominantly employment but incorporating some housing, appears most appropriate in order to maintain the employment balance in the village. This could include other health services. Considerations of the policy must include: 1) Maintaining the vitality and viability of Papworth Everard village centre. 2) Maintaining the setting of Papworth Hall. 3) Preserving other buildings on the site that contribute to the setting of the Village and the history of the site. 4) Traffic generation and access to the site.

Develop a criteria based policy and supplementary planning document to provide planning policy if the existing functions of Papworth Hospital are relocated.

4270 - Cambridgeshire County Council
6611 - Papworth Everard Parish Council Planning Committee

Object

This entry should come under 'Employment' or 'Services', not 'Recreation'

This option was placed in the recreation section of the preferred options report due to a formatting error. It will be placed in a more appropriate section of the submission LDF.

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4386 - Cambridgeshire County Council 3167 - Highways Agency	Support	Support for employment use as opposed to housing.	An appropriate response to the proposed relocation is a criteria based policy in the Core Policies, supported by a Supplementary Planning Document providing a detailed development brief. Both would be subject to full public participation. A mixed use scheme, predominantly employment but incorporating some housing, appears most appropriate in order to maintain the employment balance in the village. This could include other health services. Considerations of the policy must include: 1) Maintaining the vitality and viability of Papworth Everard village centre. 2) Maintaining the setting of Papworth Hall. 3) Preserving other buildings on the site that contribute to the setting of the Village and the history of the site. 4) Traffic generation and access to the site.	Develop a criteria based policy and supplementary planning document to provide planning policy if the existing functions of Papworth Hospital are relocated.
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Decision on CS57 Papworth Hospital - Alternative Option

Whilst the preferred approach remains retention of the cardio thoracic services on site, it is recognised that that it is inappropriate for an LDF policy to require this.

An appropriate response to the proposed relocation is a criteria based policy in the Core Policies, supported by a Supplementary Planning Document providing a detailed development brief. Both would be subject to full public participation. A mixed use scheme, predominantly employment but incorporating some housing, appears most appropriate in order to maintain the employment balance in the village. This could include other health services. Considerations of the policy must include: 1) Maintaining the vitality and viability of Papworth Everard village centre. 2) Maintaining the setting of Papworth Hall. 3) Preserving other buildings on the site that contribute to the setting of the Village and the history of the site. 4) Traffic generation and access to the site.

CS58 Papworth Hospital – Rejected Option

1834 - Papworth Hospital NHS Foundation Trust
 2032 - Norfolk, Suffolk and Cambridgeshire Strategic Health Authority
 3393 - English Partnerships

Object Supplementary planning guidance of the future use of the site should be prepared, including public consultation. Residential development could help secure the future of the site.

An appropriate response to the proposed relocation is a criteria based policy in the Core Policies, supported by a Supplementary Planning Document providing a detailed development brief. Both would be subject to full public participation. A mixed use scheme, predominantly employment but incorporating some housing, appears most appropriate in order to maintain the employment balance in the village. This could include other health services. Considerations of the policy must include: 1) Maintaining the vitality and viability of Papworth Everard village centre. 2) Maintaining the setting of Papworth Hall. 3) Preserving other buildings on the site that contribute to the setting of the Village and the history of the site. 4) Traffic generation and access to the site.

Develop a criteria based policy and supplementary planning document to provide planning policy if the existing functions of Papworth Hospital are relocated.

4271 - Cambridgeshire County Council **Object** CS55-CS58. This section would be better included under Services and Facilities

This section was included in the recreation chapter in the preferred options report due to a formatting error. It will be included in a more appropriate section in the submission LDF.

2913 - Papworth Everard Parish Council Planning Committee **Support** If the hospital eventually moves out of the village, with the associated and significant loss of employment for local residents, the Parish Council are emphatically opposed to the redevelopment of the site for housing.

The emphasis must remain on employment, in order to support the vitality and viability of the village centre. Some housing may be appropriate as part of a mixed use site.

Decision on CS58 Papworth Hospital - Rejected Option

Whilst the preferred approach remains retention of the cardio thoracic services on site, it is recognised that that it is inappropriate for an LDF policy to require this.

An appropriate response to the proposed relocation is a criteria based policy in the Core Policies, supported by a Supplementary Planning Document providing a detailed development brief. Both would be subject to full public participation. A mixed use scheme, predominantly employment but incorporating some housing, appears most appropriate in order to maintain the employment balance in the village. This could include other health services. Considerations of the policy must include: 1) Maintaining the vitality and viability of Papworth Everard village centre. 2) Maintaining the setting of Papworth Hall. 3) Preserving other buildings on the site that contribute to the setting of the Village and the history of the site. 4) Traffic generation and access to the site.

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4272 - Cambridgeshire County Council	Object	Cambs CC Archaeology have previously commented directly to Gamlingay Parish Council regarding the archaeological sensitivity of this site (letter of 14th February 2003). Significant archaeological remains are likely to survive in the area which would require mitigation including, if appropriate, preservation in situ.	Any planning application would be required to accord to policies in the LDF relating to archaeological remains.
3676 - Histon & Impington Parish Councils 4210 - Sport England 5501 - The Fairfield Partnership	Object	Support the allocation of this site, but there are other requirements, particularly for recreation, that should be allocated across the District.	While the recreation study did indicate the need for additional facilities in some villages, a strategy of additional allocations has not been developed at this stage, and could be developed at a later review. The council is developing policies on recreation land and new developments to ensure adequate facilities, and were appropriate funding, is provided to meet the needs of new residents. Funds secured may be pooled to provide additional sites, or improve existing sites.
5806 - Merton College	Object	Allocation of land west of St.Mary's Church for additional graveyard does not have support of land owner. Situated on village edge in Conservation area. Would impact on character/ setting of listed properties, as well as approach and views into village along station road. Additional car parking would have detrimental impact on residential properties. No evidence an evaluation has taken place on alternative sites.	The site was selected in consultation with statutory bodies, in order to best meet the purposes it is needed for. The location is close to the church and existing graveyard. Potential negative impacts can be considered, and where possible mitigated, through any planning application.

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2300 - Gamlingay Parish Council
1407 - Gamlingay Parish Council

Support

Gamlingay Parish Council (GPC) strongly supports the need for this site to come forward as a new cemetery. GPC is strongly committed to continue to provide a facility for burial and cremation burials in Gamlingay, and the current cemetery is almost full. It is likely that a new cemetery will be required within the next 5 years. The most suitable location has been identified west of St Mary's Church in central Gamlingay. Further information concerning this proposal can be provided as necessary during the LDF process.

Support noted.

Decision on CS59 Land Allocations for Community Facilities - Preferred Approach

The preferred approach should be carried forward into the submission DPD.

Chapter 9. The Natural Environment

CS60 Natural Environment Objectives - Preferred Approach

3683 - House Builders Federation	Object	The achievement of SAP ratings is too simplistic a matter to be dealt with by a single numerical target and is more complicated than a simple pass / fail number. This matter should properly be administered by the Borough Council's Building Control Department taking account of all the relevant factors and technical considerations.	Agreed; consistent with the emerging policy ENV8 of RSS14, it is appropriate to require developments to maximise energy efficiency through sustainable design and construction etc, but encourage developers to strive to achieve energy efficiency standards beyond Building Regulations. A standard above Building Regulations requirements could be "traded" for part of the renewable energy requirement through negotiation.	Amend CS63 to make it clearer that it is encouraging new development to reduce their CO2 emissions by a further 10% over that required by the Building Regulations.
3790 - English Heritage	Object	The appearance of the landscape reflects the shaping hand of man over many centuries, and is both natural and man-made. It would perhaps help to include a cross reference to the historic environment chapter.	There is already recognition of the fact that man has altered the landscape in the introduction to Chapter 11: Protecting South Cambridgeshire's Landscapes and Chapter 12, in the subsection on Historic Landscapes.	
3896 - English Nature, Bedfordshire and Cambridgeshire Team	Object	Whilst English Nature appreciate that the full LDF will contain a complete range of policies and guidance on nature conservation issues and protected sites and also that a Biodiversity Strategy will be prepared, it nevertheless considers that a specific policy should be included in the Core Policy document on the subject of Habitat Creation. It is noted that a policy on habitat creation is included within the Area Action Plan for Cambridge East (policy CE51), which is welcomed, but consider that a similar policy should also be included in the Core Policy Document to ensure that this issue is covered across the whole of the District.	Agree, there should be an overarching policy in the Core Strategy on Habitat Creation.	Include a policy on Habitat Creation within the Core Strategy.

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<p>3925 - English Nature, Bedfordshire and Cambridgeshire Team</p>	<p>Object</p> <p>In general English Nature welcomes the Natural Environment Objectives as set out in Policy CS60 as it establishes an overall approach to the natural environment which will ensure that the wide range of issues relating to natural resources are taken into account when future development is considered. However there is no specific reference to the safeguarding of soil quality from polluting developments or uses which, it is considered is an omission and should be included in this policy.</p>	<p>Support noted. This is an issue that should be sufficiently covered by other policies in the LDF, in both the Development Principles and Natural Environment Chapters, which should ensure that potentially polluting developments are controlled. In addition, Local Plan Policy ES1 deals with redevelopment of contaminated land.</p>	<p>Roll forward Local Plan policy ES1.</p>
<p>4604 - Bayer CropScience Ltd</p>	<p>Object</p> <p>The option in respect of &#8220;climate proofing&#8221; new developments goes beyond government advice and should be reconsidered.</p>	<p>The inclusion of 'climate proofing' stems from the need for all new development to be sustainable, which is in accordance with Government guidance.</p>	
<p>6216 - Gallagher Longstanton Ltd</p>	<p>Object</p> <p>Gallagher suggests that when setting out objectives for the natural environment in relation to climate proofing and the protection of the various elements of the natural environment, reference should be made to:</p> <ul style="list-style-type: none"> a. the need to ensure that specific proposals are technically practical; b. the need to ensure that specific proposals are financially viable; c. the need to ensure that proposals are inclusive and do not impose additional costs in particular for which affordability will be an issue; d. the need to mitigate the impact of development where development is necessary. 	<p>The Objectives set out the overarching principles for protecting the natural environment. The details as how these will be achieved will be dealt with in other policies. These issues will be addressed in the Development Principles and Natural Environment Chapters, including a new criteria-based policy CS61.</p>	<p>Include a criteria based policy on Developing Renewable Energy Sources.</p>
<p>5591 2645 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough 2886 - Steeple Morden Parish Council 6462 - The Countryside Agency</p>	<p>Support</p>	<p>Support noted.</p>	

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2763 1497 - British Horse Society (Cambridgeshire)	Support	Strategy falls short and should require Public Rights of Way.	This is not an objective for the Natural Environment Chapter, which is concerned with protecting natural resources, not providing access. This is an issue covered in the Recreation and Travel Chapters.
3602 - GO-East	Support	With regard to the final objective (to protect high quality agricultural land) consideration should be given as to whether any specific areas need to be protected in accordance with PPS7 (paragraph 29).	<p>Noted. The final bullet refers to the protection of high quality agricultural land. The development strategy (emanating from RPG6 and the Structure Plan) clearly sets out future levels of housing growth and its location. Growth is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. Detailed examination of housing land supply information shows that at the Rural Centres there is scope to more than meet the outstanding housing numbers at Cambourne through increased densities on the remaining land. Therefore, there is no need to allocate greenfield sites on the edge of any other Rural Centre or other lower order villages. As development will be restricted to 'windfall' development within the development framework, there is no need to protect high quality agricultural land, as it is already protected by the development strategy.</p> <p>Support noted.</p>
3860 - The Woodland Trust	Support	Although the Trust supports the need to ensure the new developments are "climate proofed", there is also a pressing need to ensure existing habitats are helped to adapt to the threats of climate change.	
		The Trust publication, Space for Nature (available on request on from www.woodland-trust.org.uk) outlines our considered approach to both this and wider landscape-scale issues (outlined below).	
		In addition, the Trust fully supports the need to "protect and enhance the character and appearance of landscapes and natural heritage" and the need to "protect and enhance biodiversity".	

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4274 - Cambridgeshire County Council

Support

Welcome the fact that both mitigation and adaptation are included. Also welcome 'protect and enhance biodiversity' and landscapes, but perhaps a specific mention of protecting designated areas could be added.

Support noted. Agree, CS60 should also include a reference to designated areas.

Amend bullet 2 to read 'to protect and enhance the character and appearance of landscapes and natural heritage, including designated areas.'

Decision on CS60 Natural Environment Objectives - Preferred Approach

Develop preferred approach into a policy in the Core Strategy, as modified. Also develop policies on habitat creation and renewable energy sources.

Chapter 10. Energy

CS61 Developing Renewable Energy Sources - Preferred Approach

2313 - Cambridge City Council	Object	Support renewable energy generation but object to prescriptive nature of approach, identifying wind as primary source and stating that large wind farms would not be suitable. Inconsistent with PPS22. "Delivering renewable energy in the Cambridge Sub-region" indicates good potential for solar hot water, solar photovoltaics at all development sites, biomass at Northstowe and Cambourne, and wind at Northstowe. Northstowe identified as offering greatest potential. Policy for Northstowe should go even further. Core Strategy should be supportive of renewable energy and decisions on type of scheme should be assessed on a site-by-site basis, based upon policy criteria.	Support noted. Agree, that should not relate exclusively to wind power. A criteria-based policy is needed to assess development proposals on a site-by-site basis, in accordance with PPS22, and having regard to the CSR report.	Include a criteria based policy on Developing Renewable Energy Sources.
2917 - Papworth Everard Parish Council Planning Committee	Object	The general principles incorporated in CS61 are supported provided that they are combined with a policy to identify appropriate criteria to govern the siting of wind farms in South Cambridgeshire.	CS61 should be amended to a criteria-based policy which includes consideration of the issue of siting. Such development proposals will also need to comply with other policies in the LDF, including those in the Development Principles Chapter, which will also address siting issues.	Include a criteria based policy on Developing Renewable Energy Sources in accordance with PPS22.
3198 - CPRE Cambridgeshire	Object	While agreeing with the trust of the policy, all windfarm developments regardless of size should respect the character and setting of the area.	Agree, a criteria-based policy is needed to assess development proposals on a site-by-site basis, in accordance with PPS22. This should include criteria relating to the character and setting of the area.	Include a criteria based policy on Developing Renewable Energy Sources in accordance with PPS22.
2890 - Steeple Morden Parish Council	Object	Add to the final sentence "the visual impact on their local setting and potential noise nuisance."	A criteria-based policy is needed to assess development proposals on a site-by-site basis, in accordance with PPS22. This should include criteria relating to the visual and noise impact.	Include a criteria based policy on Developing Renewable Energy Sources in accordance with PPS22.

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3591 - GO-East	Object	A policy approach more consistent with the requirements of PPS22 should, in our view, be included in the final submission DPD. This should focus on the key criteria that will be used to judge development proposals. This will ensure that any proposal can be judged objectively in the particular circumstances of the case rather than general assumptions being made about the possible impact of types of development (Large wind farms would be likely to compromise the need to maintain the quality of the countryside).	Agree, a criteria-based policy is needed to assess development proposals on a site-by-site basis, in accordance with PPS22.	Include a criteria based policy on Developing Renewable Energy Sources in accordance with PPS22.
5592	Object	Whilst renewable energy is important, potential impacts on biodiversity and on the natural environment itself need to be given more weight within CS61. Protecting South Cambridgeshire's Landscapes must also be considered when specific wind turbine schemes are proposed.	Agree. A criteria-based policy is needed to assess development proposals on a site-by-site basis, in accordance with PPS22. This should include criteria relating to the impact on biodiversity, the natural environment and landscape.	Include a criteria based policy on Developing Renewable Energy Sources in accordance with PPS22.
4605 - Bayer CropScience Ltd	Object	The option is too prescriptive, broad ranging and goes further than is required by government guidance and should therefore be deleted in its current form.	Agree. A criteria-based policy is needed to assess development proposals on a site-by-site basis, in accordance with PPS22.	Include a criteria based policy on Developing Renewable Energy Sources in accordance with PPS22.
4276 - Cambridgeshire County Council	Object	Para 10.4	Noted.	Amend text accordingly.
4277 - Cambridgeshire County Council	Object	As a point of clarification, 20% CO2 reduction target by 2010 is not an aspiration, but a UK goal. 60% by 2050 is a UK Government aspiration. Para 10.6	Noted.	
	Object	Noted that the target for predicted energy requirements from renewable sources is 10%, as set out in the saved RPG14, and this is lower than the 14% target proposed by the East of England Sustainable Round Table - see paragraph 7.19 of the Structure Plan.		

4279 - Cambridgeshire County Council	Object	Para 10.9	Noted.
<p>Wind farms may also have an adverse impact on wildlife'. Other potential impacts in addition to the migratory patterns of birds are currently under investigation. As our understanding improves, these impacts should be taken into account.</p>			
4387 - Cambridgeshire County Council	Object	<p>Although the preferred approach to encouraging small groups of wind turbines is acceptable in principle, to be in conformity with Structure Plan Policy P7/7 areas of search also need to be considered. Account should be taken of potential impact on residential amenity and whether the proposal can be efficiently connected to new or existing energy demands.</p>	<p>"Delivering renewable energy in the Cambridge Sub-Region" already indicates where potential for wind power exists. A criteria-based policy is needed to assess development proposals on a site-by-site basis, in accordance with PPS22. This should include criteria relating to the impact on residential amenity and efficient connection to new or existing energy demands.</p>
3791 - English Heritage	Support	<p>While the need to generate renewable energy is supported, this should be done in a way that is sensitive to the historic environment. Turbines, for instance, may affect the settings of individual historic buildings such as churches, or conservation areas. We suggest the last sentence of the policy should be amended to read '...potential impact on biodiversity, historic character and the landscape.'</p>	<p>Support noted. Agree, a criteria-based policy is needed to assess development proposals on a site-by-site basis, in accordance with PPS22. This should include criteria relating to the impact on biodiversity, historic character and landscape.</p>
1823 - Boxworth Parish Meeting 3922 - English Nature, Bedfordshire and Cambridgeshire Team	Support	<p>Support the overall aims, as it encourages the development of renewable energy provision but also states that account should be taken of the potential impact on biodiversity. Also recognises the impact of large groups of turbines on the landscape.</p>	<p>Support noted.</p>
2649 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough			

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4937 - Future Energy Solutions	Support	<p>Welcome reference to the need to promote and encourage renewable energy development in order to meet electricity requirements of the region, and the recognition given to the types of renewable energy that can potentially be developed. Policy should include: Guidance on circumstances where renewable energy proposals will be permitted; phrased so they are applicable to all renewable energy technologies; outline government policy; refer to Energy White Paper; reference to regional targets; recognition of the need to balance benefits with any adverse effects.</p>	<p>Support noted. A criteria-based policy is needed to assess development proposals on a site-by-site basis, in accordance with PPS22. This should set out criteria to make it clear when renewable energy proposals will be permitted, by ensuring the full impact of proposals is considered. Chapter 10 already includes references to regional targets.</p>	<p>Include a criteria based policy on Developing Renewable Energy Sources in accordance with PPS22.</p>
5636 - Arrington Parish Council	Support	<p>Para 10.10 talk of tree belts but this could contradict the nature of south cambs landscape and this would need careful monitoring to ensure this did not happen on an adhoc bases. Enhanced consideration should be given to ground source heat pumps (10.7) for all new developments in order to alleviate the use of wind power if research proves this to be an efficient method.</p>	<p>Noted. Landscaping would need to accord with other policies in the LDF, including those in the Development Principles Chapter. This could also be a consideration for the criteria-based policy.</p>	<p>Include a criteria based policy on Developing Renewable Energy Sources in accordance with PPS22.</p>
4278 - Cambridgeshire County Council	Support	<p>Para 10.8 Although permitting development is positive, given the stated acknowledgement of the need for action to tackle climate change, a more welcome statement would 'Encourage' development.</p>	<p>Agree.</p>	<p>Amend text to read "encourage the development of renewable energy technologies."</p>

Decision on CS61 Developing Renewable Energy Sources - Preferred Approach

Develop preferred approach in to a policy in the Core Strategy, as modified. A criteria based policy on Developing Renewable Energy Sources in accordance with PPS22 is required.

CS62 Renewable Energy Technologies in New Development - Preferred Approach

1692 - The Marshall Group	Object	<p>It is too soon to specify that at least 10% of energy requirements should be from renewable energy sources. This is a changing and developing technology. To specify a minimum is unnecessary. It may add considerably to capital costs.</p>	<p>The Government has set a clear target for the generation of 10% of UK electricity from renewable energy sources by 2010. Therefore, it is reasonable to expect larger developments to contribute towards this target. The emerging RSS14 includes a policy (ENV8) which would require all developments above a certain threshold to demonstrate that 10% of energy requirements can be met by renewables. This approach would therefore be consistent. However, the District Council will be seeking a consistent approach on the threshold i.e. 1,000 sq m or 10 dwellings.</p>
1809 - Boxworth Parish Meeting	Object	<ol style="list-style-type: none"> 1) A large turbine can cost between 700,000 and 1 million pounds to instate. 2) Turbines barely break even in terms of replacing investment cost. It is subsidy that makes them viable. A huge amount of CO2 is produced in their manufacture and siting. 3) Wind levels are comparatively low in our County, and "economic" returns demand larger and higher units to attain higher wind levels 4) Do we want a landscape littered with huge industrial units? 	<p>The Government has set a clear target for the generation of 10% of UK electricity from renewable energy sources by 2010. Therefore, it is reasonable to expect larger developments to contribute towards this target. CS61 will ensure that the development of renewable energy from a variety of sources, including through wind turbines, has regard for its surroundings. The emerging RSS14 includes a policy (ENV8) which would require all developments above a certain threshold to demonstrate that 10% of energy requirements can be met by renewables. This approach would therefore be consistent. However, the District Council will be seeking a consistent approach on the threshold i.e. 1,000 sq m or 10 dwellings.</p>
2652 - FPDSavills	Object	<p>We consider that this matter is more relevant to Building Regulations. Notwithstanding this issue the approach from the Council should be to encourage rather than require.</p>	<p>Agreed; consistent with the emerging policy ENV8 of RSS14, it is appropriate to require developments to maximise energy efficiency through sustainable design and construction etc, but encourage developers to strive to achieve energy efficiency standards beyond Building Regulations. A standard above Building Regulations requirements could be "traded" for part of the renewable energy requirement through negotiation.</p>

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2339 - Cambridge City Council	Object	Support approach, but concerned dwelling threshold is different City Council's threshold (10, rather than 50). Threshold chosen by the City because follows the definition in GDPO for "major development". Threshold also been used by other authorities. The City Council prefer threshold of 10 dwellings as will cover more developments. Local Plan policy allows flexibility, as an alternative to on-site provision is achieving high energy efficiency standards. This approach should be considered. Concerned that if City and South Cambridgeshire have different thresholds, not a level playing field, which could affect development patterns.	Support noted. Agree that it would be appropriate for a consistent approach. 10 dwellings approximates 1,000 sq m better than 50 dwellings.	Amend dwellings threshold to 10 dwellings.
3685 - House Builders Federation	Object	The achievement of SAP ratings is too simplistic a matter to be dealt with by a single numerical target and is more complicated than a simple pass / fail number. This matter should properly be administered by the Borough Council's Building Control Department taking account of all the relevant factors and technical considerations.	Agreed; consistent with the emerging policy ENV8 of RSS14, it is appropriate to require developments to maximise energy efficiency through sustainable design and construction etc, but encourage developers to strive to achieve energy efficiency standards beyond Building Regulations. A standard above Building Regulations requirements could be "traded" for part of the renewable energy requirement through negotiation.	
4606 - Bayer CropScience Ltd	Object	The option is too prescriptive, broad ranging and goes further than is required by government guidance and should therefore be deleted in its current form.	PPS22 sets out the Government target for the generation of 10% of UK electricity from renewable energy sources by 2010. PPG3 and Circular 1/97 are currently being reviewed with regard to affordable housing. Consultation drafts are expected to be published soon. If those include proposals to change the approach to thresholds, those proposed for the Core Strategy will need to be reviewed.	
4284 - Cambridgeshire County Council	Object	Energy use minimization is above renewables in an energy hierarchy, also meeting both mitigation and adaptation objectives for climate change as noted, and reversing their order could reflect this.	Noted. These are all identified objectives in the LDF, both in the Energy and Development Principles Chapters. Note point for drafting of policies.	

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6368 - BT Plc 6369 - Fairview New Homes	Object	Object to the requirement that development proposals greater than 1000m sq or 50 dwellings have at least 10% of their energy needs provided by renewable energy. This policy needs to refer to the economics provision of the individual circumstances of each site, including other requirements that are sought in conjunction with the development. This option should be amended to conform with PPG22 or be deleted entirely.	PPS22 suggests the inclusion of local policies that require a percentage of energy to be used to come from renewable energy developments. The threshold applied in CS62 takes into consideration the viability issue by only requiring larger developments to contribute to the target. It is proposed to alter the threshold to 1,000sq m or 10 dwellings in line with the definition of "major development" in the GPDO and the approach being adopted by Cambridge City Council.	Amend the threshold to 1,000sq m or 10 dwellings.
6217 - Gallagher Longstanton Ltd	Object	Renewable energy implementation needs to be subject to viability and proper evaluation. It is inappropriate to include a minimum requirement. The RPG refers to electricity generation. Our view would be that any policy should refer to project electricity demand or its equivalent rather than energy.	PPS22 suggests the inclusion of local policies that require a percentage of energy to be used to come from renewable energy developments. The threshold applied in CS62 takes into consideration the viability issue by only requiring larger developments to contribute to the target.	
5947	Object	The town of Woking should be studied as an example of what can be achieved by power savings and reduced greenhouse gas emissions. With regard to energy issues, Royston and its satellite villages could be considered as an energy centre. The same idea could be introduced with reference to Cambridge and its satellite villages, hence in the future when oil and gas reserves have been used up alternative methods of electrical power generation could be more easily contrived. The LDF report has not given specific energy saving measures for each region of Cambridgeshire.	Noted. The LDF relates to South Cambridgeshire and not the whole of Cambridgeshire, therefore specific energy saving measures for each region of Cambridgeshire is not part of its remit. CS63 Energy Efficiency deals with potential measures that could save energy in new or converted buildings.	

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2507 - Network Rail Infrastructure Ltd 6072 - Network Rail	Object	It is not clear how developments will meet the target of 10%. The Policy should be reworded to include "where feasible" to ensure that the viability of proposals is not compromised.	PPS22 sets out the Government target for the generation of 10% of UK electricity from renewable energy sources by 2010. Whilst it may be considered unreasonable to expect all development to contribute to this target, CS62 only requires larger developments to contribute. The emerging RSS14 includes a policy (ENV8) which would require all developments above a certain threshold to demonstrate that 10% of energy requirements can be met by renewables. This approach would therefore be consistent. CS62 allows flexibility for each new development to consider how to meet the target. However, the District Council will be seeking a consistent approach on the threshold i.e. 1,000 sq m or 10 dwellings.
6229 - Gallagher Longstanton Ltd	Object	Para 10.9 Electricity generated within a development does potentially need to be available for local sale rather than for sale to the national grid. The reason is that revenues per unit of electricity are very small from the national grid and make local generation unviable.	It is proposed that electricity generated should be supplied to the national grid rather than made available for sale locally. This will not impose any maintenance costs on those supplied and enable competition in the market to keep prices reasonable.
1820 - Boxworth Parish Meeting	Support	We approve all your housing ideas, and the impetus to use various technologies, and invest in new technologies. Alas, the big CO2 increase is brought about by the endless expansion of freight and air transport, both of which require Europe wide initiatives, and it is hard to see how county policy can affect this. Living near a place of work is one way, good public transport, and educating public attitudes another. Beyond this we need national and international initiatives, which will be judged uncommercial. Maybe it is time to reappraise nuclear power.	Noted. The LDF strives to achieve the location of type of land uses such to minimise the need to travel and offer a choice of means of travel by more sustainable modes. In addition, other measures will contribute to the reduction of CO2, through the energy efficiency of buildings and requiring the use of renewable energy sources. These are measures that can be implemented at the local level and the results will contribute to the global situation.

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2653 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	Support	The Wildlife Trust welcomes the intention to require energy to be provided from renewable sources. However, the target needs to be progressively increased over time and the Council should monitor the situation to ensure that more than the bare minimum of 10% is achieved.	Support noted. The target reflects Government guidance in PPS22. Agree, this should be monitored.	Add the 10% renewable energy target to the monitoring section.
3031 - Papworth Everard Parish Council Planning Committee	Support	We strongly support the ideals behind this policy.	Support noted.	
4938 - Future Energy Solutions	Support	Welcome reference to the need to promote and encourage renewable energy development in order to meet electricity requirements of the region, and the recognition given to the types of renewable energy that can potentially be developed. Policy should include: Guidance on circumstances where renewable energy proposals will be permitted; phrased so they are applicable to all renewable energy technologies; outline government policy; refer to Energy White Paper; reference to regional targets; recognition of the need to balance benefits with any adverse effects.	Support noted. A criteria-based policy is needed to assess development proposals on a site-by-site basis, in accordance with PPS22. This should set out criteria to make it clear when renewable energy proposals will be permitted, by ensuring the full impact of proposals is considered. Chapter 10 already includes references to regional targets.	Include a criteria based policy on Developing Renewable Energy Sources in accordance with PPS22.
4281 - Cambridgeshire County Council	Support	Noted that there is no reference to the renewable energy requirements caveat on over-burdening cost, which is included in the supporting text in the Area Action Plan reports, and is therefore at odds with the Core Strategy. Our view is that such caveats should not be included.	Support noted to Core Strategy approach. Agree not appropriate to include caveat.	
4283 - Cambridgeshire County Council	Support	This firm policy is welcomed, although it is suggested that its implementation could be assisted by clarifying that the 10% provision is based on an energy assessment undertaken once adequate levels of energy efficiency have been adopted. (For consistency with the City Local Plan, a target of 1,000m ² or 10 dwellings could be considered, rather than the 50 dwellings in the preferred approach CS62).	Support noted. Agree that it would be appropriate for a consistent approach. 10 dwellings approximates 1,000 sq m better than 50 dwellings.	Amend the threshold to 1,000sq m or 10 dwellings.

Decision on CS62 Renewable Energy Technologies in New Development - Preferred Approach

Develop preferred approach into policy in Core Strategy, as modified.

CS63 Energy Efficiency - Preferred Approach

1693 - The Marshall Group	Object	<p>Marshall objects to this Preferred Approach, not because of disagreement over the objective but on how best the objective should be achieved. Building Regulations are the obvious instrument for securing desired levels of energy efficiency. Alterations to the Building Regulations can achieve whatever the desirable level should be. That straightforward approach is much to be preferred to seeking to use planning policy, which is the principal instrument to achieve appropriate land use.</p>	<p>PPG3 and Circular 1/97 are currently being reviewed with regard to affordable housing. Consultation drafts are expected to be published soon. If those include proposals to change the approach to thresholds, those proposed for the Core Strategy will need to be reviewed.</p>
2655 - FPDSavills	Object	<p>Similar to our views on CS62, their view that the nature of this approach if translated into policy advice would not be appropriate for an LDF since we are of the view that this matter should be more appropriately dealt with in the context of Building Regulations legislation.</p>	<p>PPG3 and Circular 1/97 are currently being reviewed with regard to affordable housing. Consultation drafts are expected to be published soon. If those include proposals to change the approach to thresholds, those proposed for the Core Strategy will need to be reviewed.</p>
3403 - English Partnerships	Object	<p>English Partnerships encourages the LPA to consider additional BREEAM and NHER standards such as Eco-homes for development and in the District. Environmental standards can assist in establishing high quality design and efficient site management and use of materials.</p> <p>In relation to Northstowe we recommend that the Local Authority seeks to achieve a 'Very Good' BREEAM rating as a minimum environmental standard for the development components, with an aspiration to seek an 'Excellent' rating.</p>	<p>CS63 does not preclude the achievement of a higher environmental standard. It is not appropriate to require through planning permission a standard beyond Building Regulations.</p>

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2342 - Cambridge City Council	Object	Although the principle behind this approach is supported, the City Council is worried about how this would be implemented in practice and whether developers would be able to provide this information and development control officers would have the expertise to assess planning applications against this requirement. This is almost straying into the area of building control.	PPG3 and Circular 1/97 are currently being reviewed with regard to affordable housing. Consultation drafts are expected to be published soon. If those include proposals to change the approach to thresholds, those proposed for the Core Strategy will need to be reviewed.
3686 - House Builders Federation	Object	The achievement of SAP ratings is too simplistic a matter to be dealt with by a single numerical target and is more complicated than a simple pass / fail number. This matter should properly be administered by the Borough Council's Building Control Department taking account of all the relevant factors and technical considerations.	PPG3 and Circular 1/97 are currently being reviewed with regard to affordable housing. Consultation drafts are expected to be published soon. If those include proposals to change the approach to thresholds, those proposed for the Core Strategy will need to be reviewed.
3603 - GO-East	Object	We support the first half of the preferred approach, which seeks to increase energy efficiency through measures that it is appropriate for planning policy to address. The second half, however, (The standard for new' and 'shape as that proposed') is inappropriate as it includes requirements that are outside the scope of planning and different to those in the existing Building Regulations. Such an approach is contrary to the expectation that the planning system will not normally duplicate, or seek to override, other legislative requirements (see paragraph C3 of PPG1).	PPG3 and Circular 1/97 are currently being reviewed with regard to affordable housing. Consultation drafts are expected to be published soon. If those include proposals to change the approach to thresholds, those proposed for the Core Strategy will need to be reviewed.
		Any subsequent policy approach in the submission DPD should reflect these requirements of national policy.	

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4607 - Bayer CropScience Ltd	Object	The option is too prescriptive, broad ranging and goes further than is required by government guidance and should therefore be deleted in its current form.	PPS22 sets out the Government target for the generation of 10% of UK electricity from renewable energy sources by 2010. PPG3 and Circular 1/97 are currently being reviewed with regard to affordable housing. Consultation drafts are expected to be published soon. If those include proposals to change the approach to thresholds, those proposed for the Core Strategy will need to be reviewed.
4285 - Cambridgeshire County Council	Object	Para 10.11 Draft Part 'L' building regulations are now released and some reference to their contents, which explicitly refer to climate change as a driver, could be made.	Noted, regard should be included on draft part 'L' of the building regulations as far as appropriate. However, it would not be appropriate to base policy on draft regulations. Consider extent to which draft part 'L' of the building regulations should be taken into account.
6218 - Gallagher Longstanton Ltd	Object	Energy conservation beyond Building Regulations will be financially burdensome. If Government felt it appropriate and sustainable to require measures well in excess of Building Regulations these would be included within the basic Regulations. It is inappropriate to consider one particular aspect of energy issues in isolation. The specific target in CS63 is therefore inappropriate.	PPG3 and Circular 1/97 are currently being reviewed with regard to affordable housing. Consultation drafts are expected to be published soon. If those include proposals to change the approach to thresholds, those proposed for the Core Strategy will need to be reviewed.
2659 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	Support	While supporting the preferred approach, the Council needs to recognise that current building regulation fall far short of what is technically achievable and that the 10% further reduction in Carbon Dioxide is only a start. Further more stringent energy efficiency standards should be required over time.	Support noted. CS63 does not preclude the achievement of a higher environmental standard. It is not appropriate to require through planning permission a standard beyond Building Regulations.
3035 - Papworth Everard Parish Council Planning Committee	Support	We like the aim, though how it is to be achieved is open to question.	Support noted.
3920 - English Nature, Bedfordshire and Cambridgeshire Team	Support	English Nature supports CS63 Energy Efficiency as it will reduce the use of fossil fuels and contribute to the sustainable use of natural resources.	Support noted.

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4288 - Cambridgeshire County Council	Support	The Council welcomes the statement, in that it sets a target, a measurement, and a method, but suggests rewording to be less confusing - references in subsequent documents would then also require amendment. The approach should, nevertheless, be as outlined in Draft Part L of the Building Regulations (recently out for consultation - see Section 1 paras 56,87,89 and Section 2 paras 4,7 & box on page 8).	Support noted, regard should be included on draft part 'L' of the building regulations as far as appropriate. However, it would not be appropriate to base policy on draft regulations.	Consider extent to which draft part 'L' of the building regulations should be taken into account.
4289 - Cambridgeshire County Council	Support	Noted that there is no reference to the renewable energy requirements caveat on over-burdening cost, which is included in the supporting text in the Area Action Plan reports, and is therefore at odds with the Core Strategy. Our view is that such caveats should not be included.	Support noted to Core Strategy approach. Agree not appropriate to include caveat.	
4673 - Environment Agency	Support	Support the policy, but does it need to be reproduced in area action plans?	Support noted. The overarching policy should be in the Core Strategy and therefore applicable district-wide, including in the major development areas. If there is scope for a different approach in a major development area, for example through economies of scale achievable from larger developments, then this could be reflected in the relevant Area Action Plan(s).	

Decision on CS63 Energy Efficiency - Preferred Approach

Develop preferred approach into policy in Core Strategy, as modified.

Chapter 11. Protecting South Cambridgeshire's Landscapes

CS64 Landscape Character Areas - Preferred Approach

2894 - Steeple Morden Parish Council	Object	We would stress the need for Landscape Character Assessments to be carried out, in sufficient detail to take into account the distinctive variations in local character, rather than being content with a more generalised regional view.	This is a matter of detail that should be addressed in SPD.
4366	Object	The proposed development contravenes the preferred approach, as it does not respect, retain or enhance the local character.	Future development is to be accommodated on the edge of Cambridge, Northstowe new town, and in the rural areas, at Rural Centres. As such, this will minimise the impact of development on the landscape as no new greenfield allocations will be made in, or on the edge of villages. Detailed Area Action Plans for the large development areas on the edge of Cambridge and at Northstowe will detail how they will address this issue.
4388 - Cambridgeshire County Council	Object	The Urban Fringe is not addressed here. This is a sensitive area which requires special consideration and should be addressed by SCDC in accordance with Structure Plan Policy P7/5 which requires strategies to maintain and enhance their character and conservation value and improve public access to the countryside.	This issue will be addressed in detail in the relevant Area Action Plans for development locations on the edge of Cambridge.
1826 - Boxworth Parish Meeting 3406 - English Partnerships 6463 - The Countryside Agency 4608 - Bayer CropScience Ltd	Support		Support noted.

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3769 - English Heritage

Support

The historic environment can help define local character and a thorough understanding of the historic evolution of an area is key to creating high quality new development which fits its context. A new tool for doing this is Historic Landscape Characterisation [HLC], which provides an additional layer to Landscape Character Assessments by showing the historic evolution of the landscape on a GIS database. The HLC for Cambridgeshire has been developed by the County Council and is virtually complete. It would be appropriate to refer to the use of this data in policies relating to landscape character and new development. In cases where landscape features have been lost, the HLC can provide information on historic field boundaries and features, and provide a framework for enhancement and reinstatement.

Noted. Consider that to include policies relating to the Historic Landscape Characterisation (HLC) Tool in this section of the Core Strategy DPD would be unnecessarily prescriptive. Agree that the HLC is a useful resource; policies relating to it should be included in the district wide design guide SPD. Reference to the HLC will also be made in the section of the Core Strategy DPD addressing Historic Landscapes.

In the "Historic Landscapes" section of Chapter 12 of the Core Strategy DPD, add the following sentence to paragraph 12.4: The Cambridgeshire Historic Landscape Characterisation database, developed by the County Council, provides a valuable tool in defining the evolution of the landscape and in identifying historic landscapes. Regard will be had to the database in determining whether proposals would have an adverse impact on historic landscapes.

Decision on CS64 Landscape Character Areas - Preferred Approach

Develop preferred approach in to policy in Core Strategy, as modified.

CS65 Natural Areas - Preferred Approach

3861 - The Woodland Trust	Object	<p>The Trust welcomes and supports the option "planning permission will not be granted for development if it would have an adverse impact on the biodiversity of the District's Natural Areas" and "these should be respected, retained and enhanced."</p> <p>However, we object, on behalf of irreplaceable habitats such as ancient woodland, to the caveat "if developers can demonstrate that the need for the development clearly outweighs the need to retain features or habitat types characteristic of the relevant Natural Areas, they would be required to provide appropriate mitigation and/or compensatory measures."</p>	<p>The wording of the policy is consistent with the approach taken in draft Planning Policy Statement 9 and in Policy 7/2 of the Structure Plan. Agree that ancient woodland is an irreplaceable habitat which should be safeguarded from development in all but the most exceptional of circumstances.</p>
4609 - Bayer CropScience Ltd	Object	<p>The impact of development on biodiversity should be a material consideration in planning decisions but NOT an overriding consideration as is proposed in the wording of the draft option.</p>	<p>CS65 does not imply that biodiversity is an overriding consideration in determining planning decisions. As the wording states "if developers can demonstrate that the need for the development clearly outweighs the need to retain features or habitat types characteristic of the relevant Natural Areas, they would be required to provide appropriate mitigation and/or compensatory measures". Impact on biodiversity is a material consideration with significant weight attached to it, but CS65 does not state that adverse impact on diversity will preclude development. The Preferred Approach is consistent with the draft Planning Policy Statement 9 and with Policy 7/2 of the Structure Plan.</p>
3919 - English Nature, Bedfordshire and Cambridgeshire Team	Support		<p>Support noted.</p>
2667 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	Support		

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4293 - Cambridgeshire County Council

Support

Welcomed, but again needs to include designated protected areas. The provision of compensation could be limited geographically to benefit the area affected by the development.

The LDF will designate protected areas. The provision of appropriate compensatory measures is a matter of detail to be negotiated on a site by site basis, through the planning application.

Decision on CS65 Natural Areas - Preferred Approach

Develop preferred approach into policy in Core Strategy.

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CS66 Biodiversity - Preferred Approach

4611 - Bayer CropScience Ltd	Object	The impact of development on biodiversity should be a material consideration in planning decisions but NOT an overriding consideration as is proposed in the wording of the draft option.	CS66 is consistent with the advice set out in draft Planning Policy Statement 9 and with Policy 7/2 of the Structure Plan.
3862 - The Woodland Trust	Support	The Trust welcomes and supports the statement "The District Council is committed to the protection and enhancement of biodiversity" and Paragraph 11.5 which identifies Biodiversity Action Plans which "provide guidance on targets and actions for habitat and species conservation". The Trust would anticipate that the proposed Local Biodiversity Policy, to be adopted as a supplementary planning document, will closely follow the existing Cambridgeshire Biodiversity Action Plan. In particular, with regard to woodland, the Woodland Local Habitat Action Plan for Cambridgeshire.	Noted. The forthcoming Local Biodiversity Policy will have close regard to existing Cambridgeshire Biodiversity Action Plan and to the Woodland Habitat Action Plan for Cambridgeshire.
3909 - English Nature, Bedfordshire and Cambridgeshire Team	Support	English Nature supports the overall aims of this policy on Biodiversity, and will welcome the opportunity to be consulted on the forthcoming Biodiversity Strategy which will set out detailed guidance and targets. We consider that policies for statutorily designated sites (including cSACs, SSSIs and NNRS), RIGs, LNRs, CWS and previously developed sites should appear in the Local Development Framework in accordance with the emerging PPS9, and understands from SCDC officers that this will be the case. We would welcome the requirement on development proposals to show how the proposals will contribute to the achievement of the local Biodiversity Action Plan.	Support noted. The LDF will include policies on designated sites. Through the Biodiversity Checklist, developers will be required to demonstrate how they will meet the targets in the Action Plans.

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<p>3913 - English Nature, Bedfordshire and Cambridgeshire Team</p>	<p>Support</p>	<p>PARA 11.5 - SUPPORT English Nature supports the use of Biodiversity Action Plans and the Biodiversity Checklist. In order to implement this policy, development proposals could state how they will contribute to meeting targets set out in the Local Biodiversity Action Plan.</p>	<p>Support noted. Through the Biodiversity Checklist, developers will be required to demonstrate how they will meet the targets in the Action Plans.</p>
<p>4389 - Cambridgeshire County Council 1831 - Boxworth Parish Meeting 3915 - English Nature, Bedfordshire and Cambridgeshire Team 2671 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough</p>	<p>Support</p>	<p>Support noted.</p>	<p>Support noted.</p>

Decision on CS66 Biodiversity - Preferred Approach

Develop preferred approach into policy in Core Strategy.

CS67 River Valleys - Preferred Approach

3514 - Anglian Water Services Ltd.	Object	The approach should recognise that impacts may arise in meeting other policy objectives. These may involve relocation of the Cambridge wastewater treatment works.	The LDF policies are not mutually exclusive and should be used in conjunction with each other. It is noted that meeting some policy objectives may impact upon others, therefore it is a question of balance.
4613 - Bayer CropScience Ltd	Object	This option is unnecessary as the intent is covered by other environmental options.	Relative to the arable farmland that is the predominant land use in the district, river valleys provide varied habitats and support a wealth of biodiversity. The importance of River Valleys in this regard merits the inclusion of a policy in the Core Strategy DPD.
4294 - Cambridgeshire County Council	Object	Para 11.9 Add, - "The removal of riparian vegetation which provides shading and food sources, protects river banks and filters pollutants."	Agree. Add bullet point to paragraph 11.9, to read as follows: "The removal of riparian vegetation which provides shading and food sources, protects river banks and filters pollutants".
6538 - Conservators of the River Cam (Land North of the Cam, Fen Road, Cambridge)	Object	Recreational and other pressures on the Cam in Cambridge are growing and will continue to grow. Although the City Council will probably introduce a mooring policy for the Commons, the number of residents houseboats will likely continue to rise. Space needs to be found for an off river mooring site. The Council is asked to recognise this need and designate the following site for this purpose.	Allocating land in the Cambridge Green Belt for the development of a large marina would be contrary to policy. The approach in Local Plan 2004 (Policy RT13) has been to permit additional moorings through the provision of cuts. Such an approach is more in keeping with the sensitivity of the location and should continue. Roll forward Local Plan 2004 Policy RT13.
4295 - Cambridgeshire County Council 3906 - English Nature Bedfordshire and Cambridgeshire Team 5593 2674 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough 4645 - Grantchester Parish Council	Support	Support.	Support noted.

Decision on CS67 River Valleys - Preferred Approach

Develop preferred approach into policy in Core Strategy, as modified. Roll forward Local Plan 2004 Policy RT13 on the River Cam.

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CS68 Flood Risk - Preferred Approach

1837 - Boxworth Parish Meeting	Object	This is not really an objection, but I have not seen any where a reference to flooding as a natural and in many ways beneficial process, from the point of view of biodiversity, and equally in the sense that a flood plain is a giant sponge, which can absorb seasonal excess, and sustain life in drought.	Agree that flooding can in some circumstances be a beneficial process and acknowledge the role that flooding has in terms of biodiversity. However, it is considered that it would be more appropriate to mention the beneficial role that flooding can play, and the ecological importance of the flood plain, in the Biodiversity Action Plan than in the Core Strategy DPD. The role of the floodplain in sustaining life in times of drought is not of direct relevance to the district.	Include reference to the role of flooding and floodplains in fostering biodiversity in the Biodiversity Action Plan.
3592 - GO-East	Object	The wording of this preferred approach ('Planning permission would not be granted where the site is liable to flooding...') does not appear to be consistent with policy in PPG25, which requires a more detailed sequential approach to assessment of flood risk and the degree to which different types of development might be acceptable. The final submission DPD should better reflect national policy in PPG25.	Agree that policy should be constructed to be more consistent with PPG25, which requires a sequential approach to development utilising flood zones. Paragraph 30 states that, "When allocating land in development plans or deciding applications for development at any particular location, those responsible for the decision would be expected to demonstrate that there are no reasonable options available in a lower-risk category, consistent with other sustainable development objectives."	Revise policy to include reference to a risk based approach, based on a sequential approach to development, utilising flood zones information.
3680 - Histon & Impington Parish Councils	Object	Land identified by the Environment Agency as being at moderate risk (or higher) of flooding should be excluded from development in order to reduce vulnerability to climate change, and unpredictable implications downstream and in the vicinity. The precautionary principle should apply.	Whilst it is agreed that a risk based approach to flood risk is required, as put forward in PPG25, a sequential approach to development must be utilised based on the flood zones. This does not go so far as excluding land at moderate risk or higher from any development.	
3855 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford)	Object	The preferred approach needs clarification that mitigation relates to sites that are liable to flooding.	A site might not itself be liable to flooding, but if its development would increase flood risk elsewhere, it should still be required to mitigate those effects.	

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4290 - Cambridgeshire County Council	Object	<p>Chapters 9 & 11</p> <p>Suggest that Flooding and Sustainable Drainage sit more naturally in Chapter 9 Natural Environment rather than Chapter 11.</p> <p>Both chapters 9 & 11 cover biodiversity - the latter contains specific Preferred Approaches - perhaps better to entitle 'Protecting South Cambridgeshire's Landscapes AND BIODIVERSITY'</p>	<p>Agree partly. Agree that Chapter 11 Protecting South Cambridgeshire's Landscapes should be retitled Protecting South Cambridgeshire's Landscapes and Biodiversity. The brief Natural Environment Chapter has a broad scope and objectives (addresses climate change) and serves partly as an introduction to the 3 chapters that follow it (Energy, Landscapes, and the Cultural Heritage) which contain more specific policies. Flooding and Sustainable Drainage have strong linkages to both landscape and biodiversity therefore in view of purpose of Chapter 9 consider that Chapter 11 is an appropriate place for policies addressing these issues.</p>	<p>Amend title of Chapter 11 to <input type="checkbox"/> Protecting South Cambridgeshire's Landscapes and Biodiversity <input type="checkbox"/>.</p>
4296 - Cambridgeshire County Council	Object	Para 11.13	<p>The Strategic Flood Risk Assessment should be adopted as a supplementary planning document.</p>	<p>The Strategic Flood Risk Assessment will form part of the evidence base for the LDF. Advice will be sought as to whether it should become a supplementary planning document.</p>
4667 - Environment Agency	Object	<p>Policy should be included in core strategy to cover issues of flood risk and surface water drainage. Should stipulate requirement for flood risk assessments to be undertaken for proposed development sites and appropriate drainage strategies be drawn up.</p>	<p>The requirement for a flood risk assessment as part of planning applications is detailed in paragraph 60 of PPG25. It is the intention of Local Development Frameworks to avoid repetition of policy where possible, and not unnecessarily repeat content of national guidance.</p>	
5282 - Swavesey IDB	Object	<p>Policy generally meets boards approval but implies: Flooding generally a result of failure of main river defences; The EA will be consulted on proposals in or adjacent to the floodplain; the catchment approach promoted in PPG25 is not being adopted. It fails to recognise the management of land drainage / surface water disposal / flood defences is not just limited to EA, but includes other operating authorities such as IDBs and the Council. Policy should be applied on a catchment basis as flooding can be caused by many factors, and can occur in any area and not just floodplain.</p>	<p>Agree that flooding must be considered on a river catchment area basis, and it is not simply a concern in known flood risk areas. The Environment Agency may be consulted on applications not in or adjacent to the floodplain, if flooding issues may arise.</p>	<p>Ensure the LDF reflects the river catchment area approach detailed in PPG25.</p>

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5669 - Gallagher Waterbeach Limited
 Object
 The LDF should incorporate the most up to date information available in relation to indicative floodplains. Where there are sites that are situated in the indicative floodplain development should not be automatically precluded unless it is demonstrated that there would be a negative consequential impact. Therefore, any site within the indicative floodplain should be subject to detailed investigation as part of any planning application to examine actual flood risks and impacts.

3147
 Support
 The second bullet needs to be expanded to include areas within the catchment (upstream also) where discharge volume and run off rate may have the effect of extending flooded area on watercourses with low gradient. The last paragraph should be expanded ensure thorough scrutiny of any alleviation measures by all consultant agencies and authorities.

6497 - The Ely Group of Internal Drainage Boards
 Support
 General support for this approach.

5594
 3309 - South Cambridgeshire Primary Care Trust
 2679 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough
 5497 - The Fairfield Partnership
 5704 - Freshwater Estates Ltd.
 (Land at 41 Mill Lane, Sawston)

Decision on CS68 Flood Risk - Preferred Approach

Develop preferred approach into a policy in the Core Strategy, as modified. In particular revise policy to include reference to a risk based approach, based on a sequential approach to development, utilising flood zones information, to better reflect PPG25.

Support
 Agree that there is logic to amending the second bullet point of the preferred option. The second point is not suitable for a planning policy.
 Amend second bullet point to state 'increase of flood risk in other areas due to additional water run-off.'

Support noted.

CS69 Sustainable Drainage Systems - Preferred Approach

3691 - House Builders Federation
4614 - Bayer CropScience Ltd

PPG25 does require Local Authorities to encourage the use of sustainable drainage systems. The best way for the Council to achieve this is to require their implementation where ever practicable. Where there are problems restricting their development that can not be overcome, this would mean implementation of a sustainable drainage scheme is not 'practicable', and should not be required. The preferred option is therefore reasonable.

The implementation of SUDS and their adoption are processes which involve separate bodies. If the Planning Authority imposes conditions which require developers to provide SUDS, and Local Building Control, Highway Authority and or the Water Company are reluctant to adopt SUDS. It is clear that this will leave developers in a situation where although Planning requirements have been satisfied, the SUDS will not be adopted by water companies and local authorities. The encouragement of SUDS is acceptable but compulsion is not yet endorsed by government policy so the wording should be changed accordingly.

4292 - Cambridgeshire County Council

Object

Chapters 9 & 11

Suggest that Flooding and Sustainable Drainage sit more naturally in Chapter 9 Natural Environment rather than Chapter 11.

Both chapters 9 & 11 cover biodiversity - the latter contains specific Preferred Approaches - perhaps better to entitle 'Protecting South Cambridgeshire's Landscapes AND BIODIVERSITY'

Agree partly. Agree that Chapter 11 Protecting South Cambridgeshire's Landscapes should be retitled Protecting South Cambridgeshire's Landscapes and Biodiversity. The brief Natural Environment Chapter has a broad scope and objectives (addresses climate change) and serves partly as an introduction to the 3 chapters that follow it (Energy, Landscapes, and the Cultural Heritage) which contain more specific policies. Flooding and Sustainable Drainage have strong linkages to both landscape and biodiversity therefore in view of purpose of Chapter 9 consider that Chapter 11 is an appropriate place for policies addressing these issues.

Amend title of Chapter 11 to "Protecting South Cambridgeshire's Landscapes and Biodiversity".

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4297 - Cambridgeshire County Council	Object	<p>Para 11.19 Water recycling and biodiversity Balancing of water recycling so there is no adverse impact on biodiversity should not impose unnecessary limits on water recycling.</p>	<p>Whilst requirements of biodiversity may not unduly limit potential for water recycling, the issue must still be addressed to ensure this is the case. Agree that requirements for water conservation should be cross referred to in the policy on sustainable development.</p>	<p>Cross refer to policy on water conservation in the Sustainable Development policy.</p>
4668 - Environment Agency	Object	<p>Requirements for water conservation should be included in the policy on sustainable development proposed in CS14 'Sustainable Urban Drainage Systems' should be replaced by 'Sustainable Drainage Systems'.</p>	<p>Agree. PPG 25 refers to Sustainable Drainage Systems.</p>	<p>Amend references to "Sustainable Urban Drainage Systems" to "Sustainable Drainage Systems".</p>
4672 - Environment Agency	Object	<p>Include a water conservation policy, similar to CE81 of the Cambridge East AAP.</p>	<p>CS69 and CS81 are both seeking appropriate water conservation measures from new development. It is agreed that a policy is required in the Core Policies, building on the preferred option.</p>	
3903 - English Nature, Bedfordshire and Cambridgeshire Team 3409 - English Partnerships 2681 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough 5495 - The Fairfield Partnership	Object	<p>Support for this approach, and incorporation of sustainable drainage systems at the earliest possible stage of a development.</p>	<p>Support noted.</p>	

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6219 - Gallagher Longstanton Ltd	Object	<p>Gallagher believes that CS69 is premature and unrealistic in apparently seeking funding commitments for schemes whose technical and financial viability remains to be determined. Full account needs to be taken of technology, maintenance, viability and commercial and consumer considerations</p> <p>It is suggested that a greater degree of flexibility is required to allow water conservation measures to be encouraged as part of an overall strategy for land drainage and water management within which scope for water recycling is determined and fully explored.</p> <p>It is not appropriate to predetermine the most effective drainage and water management strategy by requiring particular water conservation measures and developer funding for such measures at the outset. A revised wording is proposed (see main text).</p> <p>The boards are concerned that such systems are maintained in perpetuity by a competent authority at the expense of the developer.</p>	<p>The preferred option makes clear that the first choice for drainage will be through a sustainable drainage system. There will be occasions where water conservation measures and sustainable drainage systems are not practicable, possibly for reasons suggested in the representation. Where it is shown that a system is not practicable, alternatives can be sought.</p>
6498 - The Ely Group of Internal Drainage Boards	Object	<p>The boards are concerned that such systems are maintained in perpetuity by a competent authority at the expense of the developer.</p>	<p>Whilst policy can require appropriate future maintenance agreements, the exact requirements are an issue for the implementation stage at the time of a planning application.</p>
3144	Support	<p>Support is qualified by the need to re-word this section to clearly specify the need to investigate ground water migration and percolation properties particularly for large developments and the overriding condition applied to all permissions for ongoing adoption and maintenance of porous areas and piped systems.</p> <p>A quantifiable assessment of the likely impact of a development on existing drainage systems should be adopted.</p>	<p>Sustainable drainage systems would be developed in consultation with the Environment Agency where appropriate, to determine allowable rates of run-off. Appropriate maintenance of systems would be secured through section 46 agreements.</p>
2899 - Steeple Morden Parish Council	Support	<p>A quantifiable assessment of the likely impact of a development on existing drainage systems should be adopted.</p>	<p>Where required such considerations would be made through a flood risk assessment.</p>

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4391 - Cambridgeshire County Council	Support	<p>Para 11.17 & CS69 The District's proposed approach is generally supported. The negative comments on SUDS in the SA/SEA are unjustified. The Environment Agency is developing policy which includes objectives of SUDS in managing surface and groundwater regimes sustainably. It would be appropriate for these objectives to be included in the Core Strategy, expanding on those objectives already identified in the supporting text for CS69. The complete list of objectives in the Environment Agency's revised draft policy (EAS/0102/1/3) is:-</p> <ul style="list-style-type: none"> - Reducing flood risk from development within a river catchment; - Minimising diffuse pollution arising from surface water runoff; - Minimising environmental damage, e.g. bank erosion and damage to habitats - Maintaining or restoring the natural flow regime of the receiving watercourse; - Maintaining recharge to groundwater subject to minimising the risk of pollution to groundwater; - Achieving environmental enhancements, including improvement to wildlife habitats, amenity and landscape quality; - Minimising the amount of surface water runoff and infiltration entering foul and surface water sewerage systems. 	<p>General support noted. Agree it is appropriate to cross refer to the Environment Agency's policy of sustainable drainage systems, as a source of further information on their implementation. However, it is unnecessary to repeat the objectives in the LDF.</p>	<p>Cross refer to Environment Agency policy on sustainable drainage systems.</p>
5246 - Swavesey IDB	Support	<p>The board would support the use of SuDS where possible, but care needs to be taken concerning the system being used. It is noted that developers will be required to fund such schemes, control run off and provide adequate maintenance procedures by entering an agreement with your council. This attitude would be encouraged but may be difficult to achieve in the longterm.</p>	<p>Support noted. Concerns over maintenance must be addressed through implementation.</p>	

Decision on CS69 Sustainable Drainage Systems - Preferred Approach

Develop the preferred approach into a policy in the Core Strategy, as modified.

CS70 Lighting Proposals - Preferred Approach

<p>2684 - Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough</p>	<p>Object</p>	<p>The Wildlife Trust generally supports the preferred approach, however, we believe that biodiversity should be specifically mentioned in the third bullet point after countryside</p>	<p>Specific reference to biodiversity is unnecessary given the other criteria of the preferred option.</p>
<p>3681 - Histon & Impington Parish Councils</p>	<p>Object</p>	<p>Should include: -minimise light pollution (e.g. by requiring minimal impact outside of the curtilage of the individual properties etc.) -should require usage of energy efficient lighting technologies</p>	<p>By virtue of the first two bullet points in the preferred option, light pollution will effectively be minimised. It would be superfluous to refer to this requirement in a specific bullet point. Energy efficiency policies detailed elsewhere in the Core Policies will apply to development proposals, therefore including lighting schemes.</p>
<p>5638 - Arrington Parish Council</p>	<p>Object</p>	<p>The guideline that speaks of no light spillage above the horizontal fails to take account of the local topography. The s cambs area has relatively light tree cover which means that horizontal light spillage travels further than in areas with denser tree cover. High level floodlighting of sports areas can cause particular problems.</p>	<p>This issue is covered by the requirement to avoid adverse impact on surrounding properties and the countryside. Appropriate measures may include use of planning conditions to limit the hours of use.</p>
<p>4709 - Ashwell (Barton Road) Limited</p>	<p>Object</p>	<p>Objection is raised to the wording of the fourth bullet point. This should preclude unacceptable distraction because "no distraction" is probably impossible.</p>	<p>Disagree, it is important that lighting schemes do not cause danger to road users, therefore no distraction is appropriate.</p>
<p>6220 - Gallagher Longstanton Ltd</p>	<p>Object</p>	<p>Given the major developments proposed within South Cambridgeshire it is unrealistic to expect that external lighting will have no adverse impact on neighbouring properties or on the surrounding countryside. It is suggested that CS70 should refer to a requirement that new developments demonstrate that any light spillage above the horizontal and any impacts on surrounding properties and the countryside are minimised rather than avoided totally.</p>	<p>Whilst it may be true that impact is unavoidable, the policy should retain the requirement to avoid adverse impact. As part of new external lighting schemes, appropriate measures should be taken to avoid adverse impact. For example these measures could include planning conditions limiting time of use of flood lighting.</p>

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5595 Support

2901 - Steeple Morden Parish Council

6464 - The Countryside Agency

Support noted.

Decision on CS70 Lighting Proposals - Preferred Approach

Develop preferred approach into a policy in the Core Strategy.

Chapter 12. The Cultural Heritage

CS71 Cultural Heritage Objectives - Preferred Approach

4298 - Cambridgeshire County Council	Object	"To protect, preserve and enhance the archaeological heritage" - this would be more appropriate wording and would be in accordance with the current Local Plan.	Agree.	Amend wording of second bullet point to read "to protect, preserve and enhance the archaeological heritage".
2764 1499 - British Horse Society (Cambridgeshire)	Support	The value of public rights of way has been overlooked	Agree.	Amend the first bullet point of CS71 to read "to protect historic landscapes and rights of way"
5596 2902 - Steeple Morden Parish Council 4615 - Bayer CropScience Ltd	Support	Generally support.	Support noted.	

Decision on CS71 Cultural Heritage Objectives - Preferred Approach

Develop the preferred approach into a policy in the Core Strategy, as modified.

CS72 Historic Landscapes - Preferred Approach

3792 - English Heritage	Object	<p>Historic landscapes, paras 12.3 and 12.4, and policy CS72. The text should be expanded to refer to the Cambridgeshire Historic Landscape Characterisation database held by the county, and its value in defining the evolution of the landscape. This provides an important tool for enhancement of areas where landscape features have been lost, and can help new development reflect local distinctiveness and past patterns of development. Policy CS72 should also be expanded to promote the use of HLC.</p>	<p>Agree that reference should be made to Cambridgeshire Historic Landscape Characterisation database in this section.</p>	<p>Add the following sentence to paragraph 12.4 "The Cambridgeshire Historic Landscape database, developed by the County Council, provides a valuable tool in defining the evolution of landscape and in identifying historic landscapes. Regard will be had to the database in determining whether proposals would have an adverse impact on historic landscapes."</p>
3863 - The Woodland Trust	Object	<p>The Trust welcomes and supports the identification of woodlands as part of the historic landscape and the need to protect both designated and non-designated sites and features.</p>	Agree.	<p>Include guidance on ancient trees and woodlands in the Supplementary Planning Document addressing parks and gardens.</p>
872 - The National Trust 5597 4616 - Bayer CropScience Ltd	Support	<p>The Trust also supports the need to identify and protect "parkland as an important landscape feature", which may or may not be included in English Heritage's Register of Parks and Gardens of Special Interest. We also support the creation of a new Supplementary Planning Document which will identify locally important parks and gardens. The Trust would, however, strongly recommend including ancient trees within this new Supplementary Planning Document. This is based on both the significant value of ancient trees and will conform to Consultation draft Planning Policy Statement 9: Biodiversity and Geological Conservation.</p>	Support noted.	

Decision on CS72 Historic Landscapes - Preferred Approach

Develop the preferred approach into a policy in the Core Policies, as modified.

CS73 Areas of Archaeological Heritage - Preferred Approach

3793 - English Heritage	Object	Archaeology, paras 12.6-12.9, and policy CS73 The last sentence of para 12.6 is rather confused, and implies it is sufficient to demonstrate that preservation in situ is not feasible. However, this depends on the merits of the remains. We suggest the following amended wording: ‘Only where the benefit of development clearly outweighs the case for in-situ preservation, and it is clearly demonstrated that in-situ preservation is not feasible, would it be acceptable to preserve by excavation and recording of finds’. Para 12.9 should refer to desk top assessment as the first stage of assessment. Policy CS73 The policy should be broadened to cover strong protection of nationally important archaeological sites and their settings, and protection of other sites depending on the nature of development and the merits of the remains.	Agree that wording of paragraph 12.6 could be clearer and agree to the proposed changes. Consider that SC73 does not need to be broadened to include the strong protection of nationally important archaeological sites, as their importance is acknowledged in paragraphs 12.7 and 12.8. Do not consider it necessary to include desk-top based assessment as the first stage of assessment in paragraph 12.9, as it is considered that developers will carry this out as a matter of course. PPG 16 emphasises the need for early need for consultation between developers and planning authorities and states that the first step in an assessment carried out by developers should be to contact the County Archaeological Officer.	Reword the last sentence of paragraph 12.6 to read "Only where the development clearly outweighs the need for in-situ preservation, and it is clearly demonstrated that in-situ preservation is not feasible, would it be acceptable to preserve by excavation and recording of finds."
4300 - Cambridgeshire County Council	Object	Para 12.6 There are two concerns with the wording of this paragraph: - Feasibility of preservation in situ as part of a development proposal should not be a consideration if archaeological remains of sufficient importance as to require preservation in situ have been identified. - Requirements for preservation by record should include provision for analysis and dissemination of results, not just recording of finds.	Agree. Amend wording to that proposed by representation 3793.	Reword the last sentence of paragraph 12.6 to read "Only where the development clearly outweighs the need for in-situ preservation, and it is clearly demonstrated that in-situ preservation would not be feasible, would it be acceptable to preserve by excavation and recording of finds."

4302 - Cambridgeshire County Council	Object	More appropriate wording would be as follows: - "Where it is deemed that there is archaeological potential, the developer would be required to commission an archaeological evaluation to define the locations, extent, character, condition, significance and quality of any remains. This would include an assessment of the impact of the development on the resource and enable an informed judgement to be made on appropriate mitigation strategies".	Agree. Amend wording as suggested.	Amend wording of CS73 to read "Where it is deemed that there is archaeological potential, the developer would be required to commission in an archaeological evaluation to define the locations, extent, character, condition, significance and quality of any remains. This would include an assessment of the impact of the development on the resource and enable an informed judgement to be made on appropriate mitigation strategies."
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5494 - The Fairfield Partnership	Object	Object to CS73 which is too onerous and should be amended to accord with PPG16.	<p>The developer is only expected to carry out an assessment once the likely archaeological potential on the site has been determined in consultations with the County Archaeological Officer. The archaeological evaluation required by CS73 is also a requirement of the Adopted Local Plan 2004 Policy EN15. The supporting text to this policy states that "Where it is considered by the District Council, following consultation with the County Development Control Archaeological Officer, that there may be archaeological potential in a site, the developer will be required to commission an archaeological evaluation to define the character and condition of any archaeological remains. Such an evaluation will include information on the character and depth of the deposits, and the impact of development upon those remains together with any mitigation measures to avoid unnecessary damage to archaeological remains." (para 10.47, Local Plan 2004). The approach taken in para 10.47 is almost identical to that set out in the CS73. Policy EN15 and paragraph 10.47 of the Adopted Plan have been subject to scrutiny by an independent inspector, during the course of the Local Plan Review, and were found to be reasonable policies. PPG16 has not been revised since the Inspector reached his conclusions, therefore the approach taken in both Policy EN15 and para 10.47 of the Adopted Plan and in CS73 remains valid.</p>
6221 - Gallagher Longstanton Ltd	Object	The second sentence of CS73 in setting out the archaeological evaluation should take appears to represent a level of detail that is best addressed in discussions with the County Council Archaeological Unit.	<p>Whilst it is agreed that early discussion should take place with the County's Archaeological Officer (CAO), it is important that requirements of developers are made clear in a policy.</p>

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1839 - Boxworth Parish Meeting	Support	Recent archaeology in our village , SE of Church Farm leads us to conclude that the old settlement site in the small fields adjoining need formal protection. We strongly support this policy.	Support noted. Scheduled Ancient Monuments are designated by the Department for Culture, Media and Sport with English Heritage providing an advisory role.
2670	Support	The words in paragraph 12.9: "Prospective developers should contact the County Council's Archaeological Unit..." should be replaced by: "Prospective developers should contact the County Council's Archaeological Officer..." - The County's Field Unit is a trading arm of the Council - Directing prospective developers to the County's Field Unit is unfair to independent archaeological units - The County's Archaeological Officer (CAO) should be the first point of contact for prospective developers (PPG16, paragraph 19)	Support noted. Agree that text should refer to the County Council's Archaeological Officer and not to the "County Council's Archaeological Unit". In paragraph 12.9 replace "Prospective developers should contact the County Council's Archaeological Unit" with "Prospective developers should contact the County Council's Archaeological Officer".
5598	Support		Support noted.
4617 - Bayer CropScience Ltd	Support	Para 12.9	Noted.
4301 - Cambridgeshire County Council	Support	The County Sites and Monuments Record has been renamed as the Cambridgeshire Historic Environment Record and holds information on finds, sites and landscapes of importance to the historic environment.	Replace first sentence of paragraph 12.9 to read "The Cambridgeshire Historic Environment Record, held by the County Council, gives information on archaeological sites and monuments".
Decision on CS73 Areas of Archaeological Heritage - Preferred Approach			
Develop preferred approach into a policy in the Core Strategy, as modified.			

CS74 Listed Buildings - Preferred Approach

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1840 - Boxworth Parish Meeting

Support

It would be interesting to define the broader setting of some Listed Buildings. For instance in our village the Golden Ball, Cuckoo Pastures and the Church and Church farm all enjoy some degree of protection from close development, notably to rural frontages, but the idea of wind turbines rotating outside their windows is apparently acceptable to some planners.

No precise definition of what constitutes the broader setting of a Listed Building is set out in PPG 15 Planning and The Historic Environment. However, paragraph 2.17 of the PPG states: "Local planning authorities are required under section 67 of the Act to publish a notice of all applications they receive for planning permission for any development which, in their opinion, affects the setting of a listed building. This provision should not be interpreted too narrowly; the setting of a building may be limited to obviously ancillary land, but may often include land some distance from it. Even where a building has no ancillary land - for example in a crowded urban street - the setting may encompass a number of other properties. The setting of individual listed buildings very often owes its character to the harmony produced by a particular grouping of buildings (not necessarily all of great individual merit) and to the quality of the spaces created between them. Such areas require careful appraisal when proposals for development are under consideration, even if the redevelopment would only replace a building which is neither itself listed nor immediately adjacent to a listed building. Where a listed building forms an important visual element in a street, it would probably be right to regard any development in the street as being within the setting of the building. A proposed high or bulky building might also affect the setting of a listed building some distance away, or alter views of a historic skyline. In some cases, setting can only be defined by a historical assessment of a building's surroundings. If there is doubt about the precise extent of a building's setting, it is better to publish a notice." It is clear from this that the wider setting of the listed building can include land which is some distance from the building which is listed. It is not practical to define the broader setting of Listed Buildings in the LDF,

as the physical extent of the setting of a listed building is, as PPG 15 makes clear, a facet that varies from site to site according to local circumstance.

2903 - Steeple Morden Parish Council Support Good. The scale of any extension in relation to the original building is also important, of course.

Agree that the scale of the extension is an important factor in determining the overall effect that the extension has upon the building. However consider that there is no need for the policy to specifically mention the scale of the extensions as being a factor.

Support noted.

3794 - English Heritage Support

5599

4618 - Bayer CropScience Ltd

Decision on CS74 Listed Buildings - Preferred Approach

Develop the preferred approach into a policy in the Core Strategy.

CS75 Conservation Areas - Preferred Approach

<p>3879 - Network Rail (Town Planning Team)</p>	<p>Object</p>	<p>Whilst Network Rail appreciates the intentions of this policy, there are concerns over potential conflict with the general maintenance, renewal and improvement of the operational railway. Network Rail make every effort to locate its development appropriately but there are sometimes circumstances when, in the interest of a safe and efficient rail network, it will be necessary to site development in sensitive locations. This policy is stricter than that which deals with Listed Buildings. The listed building policy at least allows the merits of an alternative scheme to be taken into account. This flexibility should be mirrored in this policy as well.</p> <p>Network Rail requests that the rail corridors are removed from the designation or the policy should acknowledge that development in these locations for essential infrastructure can be appropriate if it is shown that there are no alternative locations and the development has a wider benefit that outweighs the impact on the immediate area.</p>
		<p>The requirements of infrastructure providers are acknowledged.</p> <p>PPG15 paragraph 4.19 states'...planning decisions in respect of development proposed to be carried out in a conservation area must give a high priority to the objective of preserving or enhancing the character or appearance of the area. If any proposed development would conflict with that objective, there will be a strong presumption against the grant of planning permission, though in exceptional cases the presumption may be overridden in favour of development which is desirable on the ground of some other public interest.'</p> <p>It is unnecessary to incorporate such an exception in the policy.</p>

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3604 - GO-East	Object	If the detailed appraisals of Conservation Areas referred to here are to be prepared under the provisions of section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 then we consider that it may be unnecessary to adopt them as SPD as proposed. As matters required by planning legislation it is not necessary to adopt such appraisals in another format provided for by other statutory planning powers, unless specific and clear justification is provided for doing so (through the process of preparing a Local Development Scheme). It would, however, be appropriate to cross-refer to them within a submission DPD and to indicate their status and function, if appropriate, for development control purposes.	Noted. The Council will consider as to whether the detailed appraisals of Conservation Areas should be adopted as Supplementary Planning Documents.	Consider whether it is necessary to adopt detailed appraisals of Conservation Areas as SPD.
3795 - English Heritage	Object	Conservation Areas. Paras 12.16-12.18, and policy CS75. The policy framework should cover proposals resulting in demolition of buildings in conservation areas, and the presumption in favour of retaining buildings which contribute to their character and appearance. This would be consistent with the coverage of listed buildings in the preceding section. The first sentence of CS75 should probably be in the text rather than policy, since it is largely administrative.	The issues of demolition of buildings in Conservation Areas, and the presumption in favour of retaining buildings which contribute to their character and appearance, will be addressed in the Conservation Areas Supplementary Planning Document. In legal terms the act of demolition is included within the definition of development as set out in the Town and Country Planning Act 2004, thus any demolition proposals in Conservation Areas would be subject to the provisions of CS75.	
5062 - Whittlesford Parish Council (Proposed changes to Whittlesford Conservation Area)	Object	Amend Whittlesford Conservation Area to that shown.	Conservation Areas are not designated through the LDF process. The proposed change to Whittlesford Conservation Area will be referred to the District Council's conservation section.	Refer proposed change to Whittlesford Conservation Area to Conservation section.
6339 - Boxworth Parish Meeting (Proposed Conservation area, Boxworth)	Object	The area indicated should be designated a conservation area.	Conservation Areas are not designated through the LDF process. The proposed change to Boxworth Conservation Area will be referred to the District Council's conservation section.	Refer representation to the Conservation Section.

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1841 - Boxworth Parish Meeting	Support	There is an existing Conservation Area in our village around the Church and church farm. In our view this needs to be extended to include the old settlement site. This policy OUGHT to protect our conservation area from the construction of a massive windfarm 600 metres distant!	The impact of a windfarm upon the Conservation Area in Boxworth will be taken into account at the planning application stage. At present the Conservation Area in Boxworth does not cover the Church and Church Farm, both of which lie outside the Village Framework.
2904 - Steeple Morden Parish Council	Support	Perhaps add traffic movements?	Traffic movements are one of many factors that can have an effect on the character and appearance of Conservation Areas. To detail all these factors is beyond the scope of the Core Strategy Document. However, the SPD on development in Conservation Areas should contain guidance concerning the impact that change in traffic movements can have Conservation Areas.
5600 4619 - Bayer CropScience Ltd	Support		Include guidance in SPD relating to traffic movements in Conservation Areas.

Decision on CS75 Conservation Areas - Preferred Approach

Develop the preferred approach into a policy in the Core Strategy.

CS76 Protected Village Amenity Areas - Preferred Approach

2486	Object	Existing PVAA in Mill Lane (Mill Lane recreation ground) should be extended to protect the orchard bordering it on the East. Reason: Although this land is in private ownership it makes an important contribution to the setting of Mill Lane recreation ground including a belt of well established trees along the Eastern Boundary of the recreation ground.	Whilst the tree belt contributes to the setting of the recreation ground, the site itself does not meet the requirements of a PVAA.
5075 - Whittlesford Parish Council (Proposed PVAA, Scotts Gardens, Whittlesford)	Object	Create new PVAA as shown, to prevent development on this site.	This site does not sufficiently meet the definition of a PVAA, given its dimensions and character.
3140 4620 - Bayer CropScience Ltd	Object	Policy will lead to confusion as details of how the environmental qualities will be measured are not elaborated and so the weight to be attached to the policies is entirely unclear. Wording should be strengthened.	The PVAA's are designated because of their contribution to character, amenity, tranquility or functioning of the village. The weight to be attached to the policy, in protecting them from development that would have an adverse impact on those qualities, is strong and clear.
4891 - Cambs County Council Property & Procurement Department (Land in Litlington PVAA)	Object	Policy CS76 is too inflexible and does not adequately allow for developments which can positively enhance these amenity areas. In this site in Litlington a small scale development could help frame the Green while ensuring its amenity is preserved and enhanced.	The openness of the site contributes significantly to the character and amenity of the village, reflecting its designation as a PVAA. Development on the site could diminish the amenity provided by the site. It would be inappropriate to build in additional flexibility to the policy, as by definition this would imply permitting development that would have an adverse impact.
5291 - Great Abington Parish Council (Grassed area at Magna Close, Great Abington)	Object	The grassed area at Magna Close, Great Abington should be designated a PVAA.	Include land at Magna Close Great Abington as a PVAA.

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5899 - D H Barford & Co	Object	<p>Policy in Local Plan 2004 specifically refers to protection of identified are itself. Proposal seeks to extend the protection to include the development of land adjacent to identified areas and introduces uncertainty with regard to adjoining land that may or may not be capable of development. For clarity and certainty the PVAAs should be enlarged to incorporate all the land the Council is seeking to protect.</p>	<p>Protected Village Amenity Areas should only cover the open area they are intending to protect. It is important however, that the potential impact of surrounding development proposals on a PVAA is considered, in order that they are provided appropriate protection.</p>
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5601

Support

Support noted.

6465 - The Countryside Agency

Decision on CS76 Protected Village Amenity Areas - Preferred Approach

Develop the preferred approach into a policy in the Core Strategy. Amend PVAA designations as detailed.

CS77 Important Countryside Frontages - Preferred Approach

4621 - Bayer CropScience Ltd	Object	These options will lead to confusion as details of how the environmental qualities will be measured are not elaborated and so the weight to be attached to the policies is entirely unclear.	It is not possible to define a workable system of assessment to quantify the effect a particular countryside frontage has on a village's setting, character and appearance. Important Countryside Frontages will be designated on a site-by-site basis where it is considered that the site fulfils one or more of the purposes set out in CS77. This approach is endorsed in the Inspector's Report to the Local Plan 2004 at paragraphs 2.61-2.62.
4885 - Cambs County Council Property & Procurement Department	Object	CS77 (Important Countryside Frontages) is objected to as it provides unnecessary additional protection, especially given the already stringent nature of countryside policies. This designation may be used to prevent development, which would be acceptable in providing a logical connection between two parts of a village framework and which would otherwise constitute acceptable infill development.	The policy on important countryside frontages has been subject to scrutiny as part of the recent Local Plan review. With regard to potentially preventing logical connection between two parts of a village, it is logical that the character and qualities of the village are protected by keeping areas of the village separate where appropriate.
5997 (Land NW of 11 Cambridge Road, Great Shelford)	Object	All Important Countryside Frontages proposed to be carried forward from the Local Plan should be reassessed to see if the designation remains appropriate in the light of criteria in CS77. It is considered the ICF on our client's land where it fronts Cambridge Road, Great Shelford is inappropriate.	This frontage meets the criteria proposed in the preferred option, in particular allowing the countryside to sweep into the built up area. The policy on important countryside frontages has been subject to scrutiny as part of the recent Local Plan review. There is no evidence to suggest sites no longer perform the function they were designated for.

5943	Object	All Important Countryside Frontages proposed to be carried forward from the Local Plan should be reassessed to see if the designation remains appropriate in the light of criteria in CS77. It is considered the ICF on our client's land at Home End, Fulbourn is inappropriate.	The Important Countryside Frontage was designated in the Deposit Local Plan 1999. The Inspector's Report into the Local Plan, with reference to the site in question, states as follows: <input type="checkbox"/> This is a small area of neglected land between the village hall and some scout huts. The objectors request the allocation of land for development and the removal of the designation. <input type="checkbox"/> Important Countryside Frontage (ICF). However, in my view the undeveloped nature of the objection site contributes to the character and appearance of this part of the Conservation Area. The land affords views towards the recreation ground and the rural area beyond, this justifying the ICF designation. In my view there are no exceptional circumstances to warrant removal of the site from the Green Belt. <input type="checkbox"/> There has been no change in circumstances with regard to the views afforded from the line of the Important Countryside Frontage to the nearby recreation ground and fields, and it is therefore considered that the ICF designation remains valid.
1846 - Boxworth Parish Meeting (Proposed Important Countryside Frontages, Boxworth)	Support	Such frontages add enormous character to small rural communities, and avoid the predictability of endless infill development, making villages into linear ribbons of conurbation. Boxworth Parish Meeting are most anxious to preserve our existing Countryside frontages, and would like, in the right place, to propose two new ones, at Elsworth Road and north of the village.	The sites proposed do not meet the criteria of the policy as described in the preferred option.
2251 - Gamlingay Parish Council 1388 - Gamlingay Parish Council 5602 6466 - The Countryside Agency	Support	Support expressed for CS77.	Support noted.
Decision on CS77 Important Countryside Frontages - Preferred Approach			
Develop the preferred approach into a policy in the Core Strategy.			

Chapter 13. Travel

CS78 Travel Objectives - Preferred Approach

2613 - East of England Development Agency	Object	Fifth bullet point - "adequate" should be removed. High and Good Quality Public Transport needs to be defined more adequately. Text on real time data shouldn't imply only at bus stops. No reference is made in the document to motorcycling - this should be rectified.	Agree. Remove "adequate" from 5th bullet point, as it is unnecessary. Although a definition of HQPT and GQPT was included it didn't go into too much detail as these are contained in the Structure Plan and Local Transport Plan. There are no references to motorcyclists.	Remove "adequate" from 5th bullet point. Define HQPT and GQPT in the Glossary. Add text to explain "all" at bullet 9 refers to all people, and includes motorcyclists.
3495 - Royal Mail Group	Object	RMG generally supports principles of sustainable development and sustainable modes of travel. RMG has statutory obligation as delivery service, necessitating range of travel modes. Policy needs to be flexible to reflect role of essential service providers. This is especially important for the Area Action Plans.	Noted. Encouraging modal shift to sustainable modes does not preclude the use of motor vehicles.	

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3881 - Network Rail (Town Planning Team)	Object	<p>Given that the guided bus will play a prominent role in serving the new town and development to the south of Cambridge, the Core Strategy should include a policy safeguarding the route, setting out its funding arrangements and addressing its impact upon Cambridge Station.</p> <p>A significant proportion of the guided bus customers will use the route to access Cambridge City Centre and Cambridge Station. Cambridge Station, features on Network Rail's 'Congestion List', meaning that capacity has been noted as an issue that warrants further investigation. As a broad approximation the new developments served by the guided bus could result in a further 500 - 1000 people using the station in the morning peak. For a station that is very near to capacity this could have serious implications for safety and the effective operation of the station. A detailed study of station capacity and impact of the guided bus is required. Network Rail has no funds to upgrade Cambridge Station. Developer contributions should be made towards any necessary upgrades to station capacity.</p>	<p>Agree. The old railway trackbed is safeguarded in Local Plan 2004 for Rapid Transit. The LDF should include a policy safeguarding the Rapid Transit route and Chesterton sidings for a station/interchange, as well as requiring developer contributions towards both schemes. The Area Transport Plans SPG, for developments close to Cambridge, already seek developer contributions towards these schemes. District-wide contributions to transport schemes will be sought through CS81.</p>	<p>Roll forward Local Plan 2004 Policy TP3. Add a new policy safeguarding land for Chesterton Station/Interchange.</p>
4369	Object	<p>The failure to use the old railway trackbed through Trumpington for a link road contravenes the objectives in bullet points 10-13.</p>	<p>The old railway trackbed is safeguarded in Local Plan 2004 for Rapid Transit.</p>	<p>Roll forward Local Plan 2004 Policy TP3.</p>
4392 - Cambridgeshire County Council	Object	<p>Would like to see express inclusion of policies to protect and improve the Public Rights of Way network, corresponding to structure plan policies, especially P8/9 Provision of Public Rights of way, but also P4/2 Informal Recreation in the Countryside. CS78 could be an appropriate place for this.</p>	<p>The objective of improving a Right of Way is already addressed in Bullets 4, 5, and 9. However, protection of Rights of Way is governed by other legislation and is not a matter for the LDF. Improving ROW could also be addressed in a separate policy on Walking and Cycling.</p>	<p>Improving Rights of Way should be addressed in a separate policy on Walking and Cycling.</p>

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4303 - Cambridgeshire County Council	Object	Para 13.3 Should recognise that District has powers to divert, create or extinguish not just footpaths, but Public Rights of Way more generally.	Agree. If the references to "footpaths" were changed to "Rights of Way" it would more closely reflect the wider range of infrastructure that the Council has control over.	Change references to "footpaths" to "Rights of Way".
4304 - Cambridgeshire County Council	Object	Third bullet point - suggest deletion of the word "particularly"; as it implies that there could be a focus on modal shift between sustainable modes of travel. Also, add, - "To promote and enhance provision of community transport services - To provide and support measures which give priority to public transport services over other motor traffic, in accordance with Structure Plan Policy P8/6."	Objectives seek to encourage the use of any sustainable mode rather than private cars. It is not considered a problem if this encourages a switch of sustainable mode, for example from bus to cycle. The objectives (bullet 4) already promote sustainable modes and, although Community Transport is not explicitly mentioned here, it is referred to in CS79 as a form of Public Transport. Agree that Community Transport could be added to bullet 4. Public transport priority is not mentioned explicitly in the objectives, but is addressed in bullets 4 and 5 through seeking to make non-car modes more attractive to use and ensuring adequate provision is made for them. This issue is also addressed in more detail in CS79.	Amend bullet 4th bullet to read "To promote the use of more sustainable modes of travel such as public transport, community transport, walking and cycling..."
4706 - Ashwell (Barton Road) Limited	Object	Objection is raised to the assumption in bullet point 5 that new development should take place in locations which already have adequate provision for public transport. The wording should be altered to say "or where they can be provided".	Agree. Wording should be amended to recognise the possibility of providing improved public transport to support additional development.	Amend bullet 5 to read "To promote sustainable travel by ensuring new development takes place in locations with, or has the potential for good accessibility by non-car modes..."
4803	Object	Please recognise the folly of creating more commuter and shopping traffic into Cambridge.	The aims of encouraging a shift to sustainable modes of travel and policies governing the location of development should help address this issue.	

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6222 - Gallagher Longstanton Ltd	Object	The 6th bullet point may be interpreted as implying a further restriction on parking over and above that set out in the standards to be adopted. For clarity it may be helpful to reword the sixth bullet point to refer to the need to restrict the amount of parking in new developments consistent with that set out in the adopted local plan:	Amend bullet 6 to read "To minimise the amount of car parking provided in new developments, compatible with its location AND MAXIMUM PARKING STANDARDS, to reduce the over-reliance on the car."
1352	Support	"To restrict the amount of car parking provided in new developments, in line with the maximum standards proposed, to reduce over-reliance on the car." There would be a similar rewording of paragraph 13.13. Current views of future transport plans are woefully naive. Guided bus and new Addenbrookes access will be totally insufficient to meet needs. Where is future employment to be located and how served? Equestrians, as road users, have been overlooked. Please amend 9th bullet to read "To improve personal safety and accessibility for all, including equestrians and those with disabilities"	Agree. It should be made clear that car parking should be implemented in accordance with the location and maximum standards.
1504 - British Horse Society (Cambridgeshire)	Support	Equestrians, as road users, have been overlooked. Please amend 9th bullet to read "To improve personal safety and accessibility for all, including equestrians and those with disabilities"	Agree. There are no references to horse riders. Add text to explain "all" at bullet 9 refers to all people, and includes equestrians.
1695 - The Marshall Group	Support	Marshall generally supports the Preferred Approach and its supporting objectives. It should be acknowledged that an urban extension offers a greater opportunity to achieve modal shift than more dispersed policy options.	The 5th bullet encourages development "in locations with good accessibility" and therefore covers this.
2766	Support	Need to provide for horseriders.	Change references to "footpaths" to "Rights of Way". Add text to explain "all" at bullet 9 refers to all people, and includes equestrians.

5605
2686 - Wildlife Trust for
Bedfordshire, Cambridgeshire,
Northamptonshire & Peterborough
5493 - The Fairfield Partnership
4622 - Bayer CropScience Ltd

Support Support in so far as the objectives mirror those of PPG13. Support noted.

Decision on CS78 Travel Objectives - Preferred Approach

Develop the preferred approach into a policy in the Core Strategy, as modified. Also roll forward Local Plan 2004 Policy TP3. Add a new policy safeguarding land for Chesterton Station/Interchange

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CS79 Planning for more Sustainable Travel - Preferred Approach

2658 - FPD Savills	<p>Object Similar to a number of comments made by FPD Savills in the context of the consultation process, we would again respectfully remind the planning authority that the wording of the relevant Circular 1/97 is to encourage and not to require as seems to be the case in the above CS79. The imposition of all these obligations will have serious impacts on development coming forward throughout the District.</p>	<p>CS79 details what developments should be seeking to provide to ensure adequate transport provision is made, such that planning permission can be granted. One of the means of securing this is via S106 and in such instances regard will be had to Circular 1/97 and the tests within it.</p>
2955	<p>Object The aim is to encourage sustainable travel. The District Council does not subsidise buses after the initial contribution from developers has ceased. After 19:00 hours and on Sundays the number of commercial bus services in the District is minimal. This is a vague aspiration with no detail as how it is to be met and no past record of action by the District Council</p>	<p>Detailing how developer contributions could subsidise specific bus services would be too prescriptive for all developments. CS70 needs to remain flexible to be applicable to any development situation.</p>
3496 - Royal Mail Group	<p>Object RMG generally supports principles of sustainable development and sustainable modes of travel. RMG has statutory obligation as delivery service, necessitating range of travel modes. Policy needs to be flexible to reflect role of essential service providers. This is especially important for the Area Action Plans.</p>	<p>Noted. Encouraging modal shift to sustainable modes does not preclude the use of motor vehicles.</p>
4307 - Cambridgeshire County Council	<p>Object Would be helpful to include workplace travel plans secured through the planning process (would help to reinforce CS81)</p>	<p>Travel Plans are already covered in CS81. Another reference to Travel Plans in CS79 would be unnecessary duplication.</p>

Representations**Nature Representation Summary****District Council's Assessment****Approach to Draft DPD**

5119 - Ramblers' Association Cambridge Group	Object	Para 13.17-13.20	Agree. This could be addressed in a separate policy on Walking and Cycling.	Include a separate policy on Walking and Cycling to address these issues.
We note the careful consideration given to cycling provision; yet even in Cambridge there are still more people walking than there are cycling. Thus it is disappointing to find no equivalent section devoted to the needs of those walking to work, or to local facilities and services. The cost of cycleways is surprisingly high: often a short length of roadside footway, with protected crossings at junctions, can provide a safe pedestrian route between centres at a far more modest cost.	Object	The policy refers only to the developer in relation to making adequate provision for non-car modes. Paragraph 22 of PPG13 highlights the need for a partnership response between local authorities, transport providers and operators, developers, businesses and local residents. This is essential to achieving the objectives set out in PPG13. Additional text to emphasise a partnership approach should be included.	The policy seeks to ensure sustainable modes are not overlooked, whilst ensuring there is not a proliferation of car parking to the detriment of the aims of providing modal choice to enable modal shift. Agree that partnership working is essential to achieving the Travel Objectives and there should be reference to this in the text. Maximum car parking standards allow flexibility over the level of provision. Application of the standards should be in accordance with the characteristics of each location, and not as a blanket provision.	Add text to highlight the importance of partnership working to achieve the Travel Objectives.
So as not to imply limitations on car parking over and above those proposed in CS80, CS79 should be modified as follows:	Support	"Car parking will be restricted in line with the maximum standards proposed, to reduce over-reliance on the car."	Developer contributions and Cambridgeshire County Council through the Local Transport Plan.	
BUT who is going to supply the adequate public transport and community transport? On current experience, it is more likely that pigs will fly!	Support	This policy could usefully make reference to the use of travel plans and set out requirements for development to be within walking distance of a public transport corridor, whether its 'high quality' or 'good quality'.	Travel Plans are covered in CS81. Requirements for developments to be within walking distance of public transport corridors is dealt with by the development strategy relating to the location of new development in accessible locations and CS79.	

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4306 - Cambridgeshire County Council	Support	Para 13.12	<p>The Council welcomes the support for cycling and walking, and for footpaths, bridleways and byways. It would be still better to see support for the footpath, bridleway and byway NETWORK, to reflect user needs for connected rather than isolated routes.</p> <p>The Council welcomes integration of soft transport mode provision, and would suggest that in addition to supporting the provision of access hardware, the LDF should also support the provision of access information, reflecting current good practice. The Council would encourage reference to the LTP constituent Walking Strategy, Cycling Strategy and Rights of Way Improvement Plan in this section.</p>	<p>Agree. This could be addressed in a separate policy on Walking and Cycling, which could include reference to the Local Transport Plan Walking Strategy, Cycling Strategy and Rights of Way Improvement Plan.</p>	<p>Include a separate policy on Walking and Cycling to address these issues.</p>
<p>5114 - Ramblers' Association Cambridge Group 4086 - Sport England 5480 - Trumpington Meadows Land Company 5491 - The Fairfield Partnership 4623 - Bayer CropScience Ltd</p>	Support	<p>Support the approach towards planning for more sustainable travel, by making sure developments take place in locations with good accessibility by non-car modes to facilities and services, and ensuring adequate provision for all transport modes.</p>	<p>Support noted.</p>		

Decision on CS79 Planning for more Sustainable Travel - Preferred Approach

Develop the preferred approach into a policy in the Core Strategy, as modified. Include a separate policy on Walking and Cycling.

CS80 Car Parking Standards - Preferred Approach

2661 - FPD Savills	Object	More flexibility needs to be introduced in the application of car parking standards in areas with low and high levels of accessibility.	Maximum standards allow flexibility consistent with the approach set out in PPG13.
5489 - The Fairfield Partnership			
6224 - Gallagher Longstanton Ltd	Support	Support in so far as they provide a realistic approach to parking and the objectives mirror those of PPG13.	Support noted.
4015 - Imperial War Museum			
4624 - Bayer CropScience Ltd			

Decision on CS80 Car Parking Standards - Preferred Approach

Develop the preferred approach into a policy in the Core Strategy.

CS81 Mitigating Travel Impact - Preferred Approach

2665 - FPD Savills	Object	Circular advice is clear about encouragement rather than requirement and this should be followed in the Council's approach.	CS79 details what developments should be seeking to provide to ensure adequate transport provision is made, such that planning permission can be granted. One of the means of securing this is via S106 and in such instances regard will be had to Circular 1/97 and the tests within it.
4308 - Cambridgeshire County Council	Object	Para 13.16	Delete "wherever possible".
6225 - Gallagher Longstanton Ltd	Object	Second sentence - remove "Wherever possible,". Travel plans should have measurable outputs, target and aims as well as monitoring and enforcement arrangements. PPG13 outlines the possible utilisation of planning obligations in securing contributions towards improvements to sustainable transport modes as a means of influencing travel patterns to the site involved. CS81 must stipulate that any planning contribution sought would be in accordance with the 5 tests as set out in Circular 1/97 Planning Obligations.	Agree. For clarity, refer to the tests within Circular 1/97. Add text referring to the tests contained in Circular 1/97.
5895 - D H Barford & Co	Object	A minor clarification of CS81 should refer to the need to make provision for improvements in transport infrastructure "where this is a direct consequence of development". This is a means to secure financial contributions from developments in respect of matters that are not directly related to the development or its impact. This policy is unreasonable and contrary to advice in circular 1/97. The aim should be to secure improved transport infrastructure or contributions where this is necessary in order to meet the needs of new development.	Area Transport Plans (SPG) covering the area close to Cambridge set out the principles for securing contributions, and have been tested for reasonableness. CS81 proposes a similar approach for the wider district, in accordance with Circular 1/97.

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3412 - English Partnerships	Support	The policy proposal overlaps and largely repeats draft policy CS79, possible opportunity therefore for combining the two into a more effective statement.	Combining CS81 with CS79 would create a long policy and lose clarity. Retention of separate policies on Planning for More Sustainable Travel and Mitigating Travel Impacts is preferable as they have different purposes.
2906 - Steeple Morden Parish Council	Support	Perhaps add to last sentence: "prepared in consultation with local public transport operators." This would ensure it had at least a nodding acquaintance with reality.	Transport Assessments should not be required to involve public transport operators as they detail the likely travel impact of development proposals and Travel Plans may not always include public transport outputs.
4625 - Bayer CropScience Ltd	Support	Support in so far as the objectives mirror those of PPG13	Support noted.

Decision on CS81 Mitigating Travel Impact - Preferred Approach

Develop the preferred approach into a policy in the Core Strategy, as modified.

CS82 Cycle Provision Prioritisation - Preferred Option

873 - The National Trust	Object	Support but would like to see reference to strategic open space in sub-para 1. (changed following phone call 15.11.04)	Access to strategic open space is covered by leisure and recreation.
3139	Object	I suggest the wording on priorities could be amended to include safe cycling provision within the larger settlements subject to heavy vehicle traffic. Links between settlements should preferably be specified as "segregated" rather than shared with pedestrians where land is available. The emphasis should be on quality rather quantity.	Agree that cycle paths should be a high quality. Traffic calming in villages, for example through the Jointly Funded Minor Highway Improvement Schemes, could reduce traffic speeds and make conditions safer for cycling, particularly in the larger villages. Requirement for segregated paths is too inflexible. This is a design issue for which Cambridgeshire County Council is responsible.
5603	Object	Providing links between villages and safer routes to school are equally important. Since safer routes to school money comes from Government, funding safer routes does not compromise the Council's ability to support providing links between villages. I would support a compromise CS82 / CS83 giving equal priority to links between villages and safer routes to school.	Noted. CS82 refers to the hierarchy for the delivery of cycle provision through the planning process, for example through Section 106. Safer Routes to School, whilst contributing to the overall aims of improving cycle infrastructure, is already delivered from a separate pot of money. Given that SRTS already has funding from an alternative source, it is considered that prioritising the connection of villages with wider facilities and services (which may also include schools) would supplement SRTS and benefit a wider population.
4529 - Chancellor, Masters & Scholars of the University of Cambridge	Object	Should be reference to providing cycle links to and within the new urban extensions, including North West Cambridge. The plan should also contain a policy setting out the standards for cycle parking provision.	Large developments will be required to make adequate provision under CS79 and through detailed Area Action Plans. It is proposed to roll forward Cycle Parking Standards from Local Plan 2004.
4311 - Cambridgeshire County Council	Object	Para 13.17 Suggest 'cycleway provision' is changed to 'cycle provision'. This would reflect the wording in CS82/3/4, and be inclusive of possible bridleway provision (with cycle rights) which might otherwise be excluded.	Roll forward Local Plan 2004 Cycle Parking Standards. Change references to "cycleway provision" to "cycle provision".

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4312 - Cambridgeshire County Council	Object	Para 13.18	Noted that the hierarchy considers utility, safety and recreation, but not healthy exercise. The Council sees this as a significant omission here AND ELSEWHERE WITHIN THE LDF, and would suggest that reference to exercise be included where appropriate	CS79 Bullet 7 includes reference to promoting a healthy lifestyle through travel choice. By implication, the rest of the Travel Chapter will, by seeking to provide travel choice, address the issue of healthy exercise. Ensure such references are included in the Recreation Chapter, with reference to sports provision.	Ensure there are references to healthy lifestyle in the Recreation Chapter.
2949 6226 - Gallagher Longstanton Ltd	Object	The alternative option seems to be better value as funds are limited. Preference should be given to the movement of younger people.	Noted. CS82 refers to the hierarchy for the delivery of cycle provision through the planning process, for example through Section 106. Safer Routes to Schools, whilst contributing to the overall aims of improving cycle infrastructure, is already delivered from a separate pot of money. Given that SRIS already has funding from an alternative source, it is considered that prioritising the connection of villages with wider facilities and services (which may also include schools) would supplement SRIS and benefit a wider population.	Noted. CS82 refers to the hierarchy for the delivery of cycle provision through the planning process, for example through Section 106. Safer Routes to Schools, whilst contributing to the overall aims of improving cycle infrastructure, is already delivered from a separate pot of money. Given that SRIS already has funding from an alternative source, it is considered that prioritising the connection of villages with wider facilities and services (which may also include schools) would supplement SRIS and benefit a wider population.	
1354	Support	BUT current cycle routes are frequently inadequate; sides of roads are uneven with deep depressions around drains; routes along pavements bordering dwellings are dangerous due to possibility of cars exiting; many routes are uneven - sometimes due to lack of maintenance. An example of future problems: cycling across Trumpington to and from the Monsanto and Showground development sites will be highly problematic unless ways are found to avoid the current main road through. More and/or longer traffic lights would help but would also cause even further motor transport congestion.	Noted. This is a design and maintenance issue for which Cambridgeshire County Council is responsible. Large developments will be required to make adequate provision under CS79 and through detailed Area Action Plans.		

Representations**Nature Representation Summary****District Council's Assessment****Approach to Draft DPD**

3416 - English Partnerships	Support	English Partnerships supports the proposed hierarchy of cycle provision and requests that the policy states that large-scale development should offer an appropriate level of cycle facilities and infrastructure.	Noted. Large developments will be required to make adequate provision under CS79 and through detailed Area Action Plans.
6451 - The Countryside Agency	Support	The Local Authority should seek to achieve a balanced provision of external links between large-scale developments and good quality intra settlement links. On balance we support the preferred option for Cycle Provision Prioritisation, with highest place in the hierarchy being accorded to links between villages. A strong case could also be made for the alternative option CS83 - safer routes to schools - although as paragraph 13.18 notes, provision under the preferred option will in most cases be available for school journeys.	Support noted.
4314 - Cambridgeshire County Council 4393 - Cambridgeshire County Council 3178 - Addenbrooke's Hospital 4626 - Bayer CropScience Ltd	Support	Support this approach, as the priorities for provision best accord with Structure Plan Policy P8/8 and the LTP and the objectives mirror those of PPG13.	Support noted.

Decision on CS82 Cycle Provision Prioritisation - Preferred Option

Develop preferred option into a policy in the Core Strategy, as amended. Also roll forward Local Plan 2004 Cycle Parking Standards.

CS83 Cycle Provision Prioritisation - Alternative Option

5604	Object	Providing links between villages and safer routes to school are equally important. Since safer routes to school money comes from Government, funding safer routes does not compromise the Council's ability to support providing links between villages. I would support a compromise CS82 / CS83 giving equal priority to links between villages and safer routes to school.	Noted. CS82 refers to the hierarchy for the delivery of cycle provision through the planning process, for example through Section 106. Safer Routes to School, whilst contributing to the overall aims of improving cycle infrastructure, is already delivered from a separate pot of money. Given that SRTS already has funding from an alternative source, it is considered that prioritising the connection of villages with wider facilities and services (which may also include schools) would supplement SRTS and benefit a wider population.
4627 - Bayer CropScience Ltd	Support	Support in so far as the objectives mirror those of PPG13	Support noted.
6227 - Gallagher Longstanton Ltd	Support	Gallagher believe that Policy CS83 provides a more appropriate option. Cycling has the potential to substitute for many short car journeys, particularly those under 5km. Gallagher believes that preference should be given to the movement of younger people.	Noted. CS82 refers to the hierarchy for the delivery of cycle provision through the planning process, for example through Section 106. Safer Routes to School, whilst contributing to the overall aims of improving cycle infrastructure, is already delivered from a separate pot of money. Given that SRTS already has funding from an alternative source, it is considered that prioritising the connection of villages with wider facilities and services (which may also include schools) would supplement SRTS and benefit a wider population.

Decision on CS83 Cycle Provision Prioritisation - Alternative Option

This option will continue to be rejected.

Representations**Nature Representation Summary****District Council's Assessment****Approach to Draft DPD****CS84 Cycle Provision Prioritisation - Rejected Option**

4628 - Bayer CropScience Ltd Support Support in so far as the objectives mirror those of PPG13 Support noted.

Decision on CS84 Cycle Provision Prioritisation - Rejected Option

This option will continue to be rejected.

CS85 Road Infrastructure - Preferred Approach

4527 - Chancellor, Masters & Scholars of the University of Cambridge Object No reference is made here to the safeguarding of land for CHUMMS related road schemes. Agree. The old St Ives railway route is safeguarded in Local Plan 2004 for Rapid Transit. The LDF should include a policy to continue safeguarding the Rapid Transit. The A14 is the responsibility of the Highways Agency, details of the route and land required have yet to be published by the HA. The A14 village traffic calming proposals do not require safeguarded land.

Roll forward Local Plan 2004 Policy TP3.

2919 - Papworth Everard Parish Council Planning Committee Support Support in so far as the objectives mirror those of PPG13. Support noted.

2614 - East of England Development Agency
4629 - Bayer CropScience Ltd

Decision on CS85 Road Infrastructure - Preferred Approach

Develop the preferred approach into a policy in the Core Strategy. Roll forward Local Plan 2004 Policy TP3.

CS86 Chesterton Station and Interchange - Preferred Approach

3515 - Anglian Water Services Ltd.	Object	If a station and interchange are required to facilitate the redevelopment of the Cambridge Northern Fringe (East) (CNF (East)) area, then the provision of these facilities should be contained within the appropriate LDF documents.	CNF East is an allocation in Local Plan 2004 and the subject of a separate Masterplan.
2510 - Network Rail Infrastructure Ltd 6073 - Network Rail	Object	Network Rail support the development of a rail station and interchange facility at Chesterton Sidings as part of the comprehensive commercial development of our site. However, it is not clear how the Council will secure the financial contributions referred to and from whom. The Policy should refer to SPD to deal with this issue.	Support noted. CNF East developer contributions and the Local Transport Plan will secure funds and the Area Transport Plans (SPG) require developer contributions from developments within and close to Cambridge.
3880 - Network Rail (Town Planning Team)	Support	Network Rail supports the station and interchange, subject to operational, technical and commercial viability. It should be made clear that Network Rail has no funds to pay for this facility and unless finance is forthcoming from other sources, the proposal will have to be fully financed by developer contributions. This should come from a number of developments and not just those in the immediate vicinity of the proposed new station.	Network Rail's financial position is not a matter for the LDF. CNF East developer contributions and the Local Transport Plan will secure funds and the Area Transport Plans (SPG) require developer contributions from developments within and close to Cambridge.
2616 - East of England Development Agency 4630 - Bayer CropScience Ltd	Support	Support in so far as the objectives mirror those of PPG13.	Support noted.
5486 - The Fairfield Partnership	Support	Support CS86, but consider that this option should be widened to indicate more flexibility should be allowed for the provision of new stations in appropriate locations to satisfy the needs of new settlements like Northstowe.	No need for other stations has been identified in the Local Transport Plan. Policy would not exclude such proposals coming forward and Area Action Plans would deal with this issue for larger developments.

Decision on CS86 Chesterton Station and Interchange - Preferred Approach

Develop the preferred approach into a policy in the Core Strategy.

CS87 Aviation-Related Development Proposals - Preferred Approach

4016 - Imperial War Museum	Object	In principle the approach set out in the previous Local Plan within Policy TP8 is supported particularly where it distinguishes between the two large airfields and smaller airfields. However, there is a concern that the Policy TP8 is unduly restrictive and consider that the Policy should be re-written to be clearer.	Support noted. The Local Plan policy has been subject to considerable scrutiny at public inquiry and in its current form it is not considered that it is unduly restrictive.	Revisit Local Plan policy TP8 to clarify and ensure self-explanatory.
4526 - Chancellor, Masters & Scholars of the University of Cambridge	Object	This policy is not self explanatory, and it should be. It should not refer back to a policy in a previous plan.	Noted.	Revisit Local Plan policy TP8 to clarify and ensure self-explanatory.
1959 - Hatley Parish Council 4631 - Bayer CropScience Ltd 1696 - The Marshall Group	Support	Support the approach including the need to safeguard aviation from adverse effects arising from renewable energy generation, and in so far as the objectives mirror those of PPG13.	Support noted.	

Decision on CS87 Aviation-Related Development Proposals - Preferred Approach

Develop the preferred approach into a policy in the Core Strategy, but revisit Local Plan policy TP8 to clarify and ensure self-explanatory.

Chapter 14. Glossary of Terms*Chapter 14. Glossary of Terms*

3796 - English Heritage	Object	We suggest the definitions of Conservation Areas, Listed buildings, Scheduled Ancient Monuments, and Historic Landscape Characterisation should be included	Agree.	Include definitions of Conservation Areas, Listed buildings, Scheduled Ancient Monuments, and Historic Landscape Characterisation
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Decision on Chapter 14. Glossary of Terms

Annexe 1: Strategic Environmental Assessment Scoping Report / Initial Sustainability Appraisal Report

Preferred Options

3753 - Papworth Everard Parish Council Planning Committee

Comment Papworth Hospital and CS55, CS56, CS57 and CS58

The lack of public transport accessibility is not a key issue for patients, most of whom are too ill to use it. The majority of patients travel from across the whole of the Anglian region and are not based in Cambridge. Access by road to Papworth Everard is infinitely easier than to Cambridge for staff, patients and their visitors. This applies equally to ambulances and taxis ferrying patients to and from other National hospitals.

20% of all the hospital staff (252) live in Papworth, and are therefore able to walk to work. 62% (782) live within a 10m radius of Papworth and their journeys (even if by car) have no impact on the Cambridge traffic congestion.

The Sustainability Appraisal aims to take a objective view of the social, environmental and economic impacts of options. It is correct that is the hospital was based in Cambridge there may be greater potential to access the site via public transport, for visitors and staff, as well as patients.

This assessment was carried out by consultants on behalf of the Council.

Decision on Preferred Options

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Appendix 3

Rural Centres

Rural Centres
Public Participation Report

3. The Strategic Development Context

Representations

Nature Representation Summary

District Council's Assessment

Approach to Draft DPD

3. The Strategic Development Context

RC1 Rural Centres Objectives - Preferred Approach

5890 - Barker Parry Town Planning Comment With reference to paragraph 2.14-2.16: The concept of Rural Centres is welcomed and supported. What is not supported is the size and content of the preferred short list. Please see comments in respect of RURAL CENTRES.

The Structure Plan strategy is aiming to turn around a development strategy from one which spreads development across the villages of South Cambridgeshire to one which focuses development in and on the edge of Cambridge and at a new town at Northstowe. The Structure Plan carries with it a residue of development allocations from the former strategy and allows for some continued small scale development in villages. It would be contrary to the development strategy set out in the structure plan to provide for additional developments in the villages that were identified as Rural Growth settlements.

1285 - British Horse Society (Cambridgeshire)

Object

Support as far as it goes but please amend RC1 2nd bullet point to read "...developer contributions for the improvement of public transport, educational, sporting, public rights of way and other community facilities;"

Agree.

Amend 2nd bullet to read "...developer contributions for the improvement of public transport, educational, sporting, public rights of way and other community facilities;"

Representations

Nature Representation Summary

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1822 - Cambridgeshire ACRE	Object	There is no mention that the infrastructure such as the roads will be examined to see if they could cope with an increased amount of traffic. Even if the public transport network is improved people will still use their cars so there is likely to be a rise in road users in the rural centres and along roads towards nearby towns.	It is acknowledged that infrastructure capacity is a significant issue in determining whether new developments should go ahead. Issues of infrastructure capacity and the availability of services for new development would be addressed by CS5, which states: "The preferred approach to development within Rural Centres is to allow development and redevelopment for housing estates, housing groups and infilling where sites are identified or redevelopment can be accommodated without causing harm to amenity or the local environment and services, facilities and infrastructure are available or can be made available as part of the development." Applying CS5 would lead to new development being refused planning permission where services, facilities and infrastructure are not available and cannot be made available.
1800 - CLIFF WALSHINGHAM & COMPANY	Object	The policy should not be aimed only at promoting growth in villages that already meet the selection criteria, but instead it should be promoting in smaller settlements the modest growth that will result in all villages securing or aspiring to those facilities and services that can make them sustainable.	A revised approach to Rural Centres policy is proposed as set out in the Recommendations section. This will allow for developments up to small estate level (25 dwellings) in Minor Rural Centres. In Group Villages and Infill Villages, modest levels of housing growth will be permitted as set out in CS7 and CS8.

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5680 - Willingham Parish Council	Object	<p>With reference to paragraph 5.1: The LDF defines Rural Centres, Rural Growth and Limited Rural Growth Villages but does not appear to quantify what might be expected from these locations over the plan period. In the case of Willingham, there has already been a huge expansion in the population with very little new investment in infrastructure. The plan should address village growth targets and investment and ensure the two are properly balanced. Further details are attached overleaf.</p>	<p>It is not considered appropriate to set village growth targets as this would imply that extensive growth in the villages would be acceptable. It is not practicable to give more precise targets for the appropriate numbers of housing growth in the village as this would lead to inflexibility and reduce the capability to respond to changing circumstances.</p> <p>Given the very limited amount of growth that is proposed in villages other than Cambourne, the issue of balance between investment and growth in villages will be assessed at the planning application stage. Willingham would not be proposed for designation as a Minor Rural Centre or Rural Centre given its proximity to Northstowe.</p>
3128	Object	<p>Whilst the vision is admirable the policy should be more realistic to reflect the failures of recent years where developer contributions have rarely kept pace with the demand for facilities within rural settlements. A new system of facility provision or enhancement needs to be devised.</p>	<p>Reform of the legal and policy basis for an improved system of securing developer contributions to provide the facilities and infrastructure for new development to be acceptable can only be progressed at the national level. At present, the Council is required to use the approach set out in section 46 of The Town and Country Planning Act 2004.</p>

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2772 - McCann Homes Limited

Object

1. Additional development should be allowed in rural areas to support the local community and its services.
2. A further category rural centres should be introduced, for settlements below the 3,000 threshold.

The strategy for development reflects RPG14, Draft RSS14, and the Structure Plan. Structure Plan Policy P1/1 identifies Rural Centres as being the least sustainable and least preferred stage in the sequence of locations for housing development up to 2016. The approach set out in the Core Strategy provides for limited development in Rural Centres, Minor Rural Centres, Group Villages and Infill Villages up to a scale appropriate to their sustainability as locations for development. Structure Plan paragraph 1.17 sets out the general requirement that Rural Centres will generally have a population of more than 3,000 people. In view of this it is not appropriate to identify a separate category of Rural Centres with a population of less than 3,000, as this would be contrary to the guidance set out in the Structure Plan.

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3337	<p>Object</p> <p>The Objection relates to the failure of the LDD to take steps to remedy the delay in the delivery of Northstowe. It is submitted that Northstowe will not deliver 6000 dwellings prior to 2016. The shortfall is foreseeable. The LDD should make compensatory arrangements in the identification of other land for housing. Land west of Cambourne would fulfil this purpose where there are no technical difficulties to the supply of land for housing</p>	<p>The Cambridgeshire Structure Plan policy proposes that Northstowe will deliver 6,000 homes before 2016. At present it is not envisaged that there will be any shortfall from this figure.</p> <p>In the event of any major strategic sites failing to come forward, the LDF strategy will be reviewed. The revised strategy would be subject to the policies of the Adopted Structure Plan, and the preferred locations for development would be identified by applying the search sequence set out in Policy P1/1.</p> <p>Proposals to allocate land west of Cambourne were received during the Structure Plan process. If this proposals were allowed to go forward it would completely alter the character of Cambourne, changing it from a village concept as set out in the Masterplan and Design Guide to one of a market town. This cannot be done successfully given the way in which Cambourne has been and continues to be developed. It would cause significant problems in the provision of services. For example, a significantly larger settlement might be of sufficient scale to warrant its own secondary school, but this would be a substantial investment from developers and present difficulties for Comberton Village College which has been extended through developer contributions to serve Cambourne.</p>
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989
2137 - DLP Consultants Ltd

Object

Representations argue for the inclusion of Cottenham as a Rural Centre. The village has a wide range of facilities that were not adequately taken into account in the Rural Centres analysis. The employment analysis which is used is simplistic, ignoring consideration of potential, skills, and sustainability issues such as mode and distance of travel to work. One representation states that Cottenham should be a Rural Centre as it would be a logical settlement in which to provide a good-sized development. It is also argued that two previous South Cambs reports have identified Cottenham as a sustainable village, and the Guided Bus Link will run close to Cottenham, providing access to employment opportunities in the north of Cambridge. It is also argued that the Structure Plan criteria have been applied too rigidly.

Agree that the village facilities Key Criterion was insufficiently sensitive to the role that smaller, specialised food shops play in complementing small supermarkets. Consider that the food shopping provision in Cottenham is probably sufficient for the village to meet the convenience shopping element of the Village Facilities criterion.

Designate Cottenham as a Proposed Minor Rural Centre.

The approach to the designation of Rural Centres will be revised to take greater account of the role that villages play in serving a local hinterland and of the distribution of Rural Centres through the District. It is accepted that Cottenham currently plays a role in providing services and facilities for a local hinterland, and it is therefore proposed as a Minor Rural Centre. The close proximity of Cottenham to Northstowe means that designating the village as a Rural Centre would not be a prudent strategy, as it could lead to the duplication of the provision of facilities in the two settlements. As the LDF period progresses, Northstowe will to a some extent supplant Cottenham's role in providing services and facilities for the smaller villages to the north-west of Cambridge.

The methodology for the analysis of local employment opportunities that the Rural Centres Preferred Options report adopts is endorsed by the Structure Plan Examination in Public Panel Report.

2790

Object

There should be an emphasis on improving public rights of way, particularly bridleways, which allow people to walk, cycle, and ride.

This is addressed in the 5th bullet point "enhanced access to the countryside".

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2833 - RAVE	Object	<p>The final phrase of the fourth bullet point viz "or in coalescence with the built-up area of Cambridge." should be deleted. The designation of the larger villages around Cambridge is contrary to the intention of the Panel Report (para. 2.31) on Rural Centres.</p>	<p>With regard to larger villages close to Cambridge, the Structure Plan Panel Report states as follows: "The precise proportion of development provision allocated to Rural Centres will be a matter to be determined by Local Plans and will obviously be greater in some areas than others. 2.31 It should be emphasised, however, that we do not intend this as a signal that larger villages around Cambridge should continue to play a significant role in meeting wider development needs once the existing commitments are used up. Throughout the EIP we heard reference to the need to "turn the super tanker of development provision in the Cambridge Sub-Region around to a more sustainable direction." (paras 2.30 and 2.31 of the Cambridgeshire & Peterborough Structure Plan EIP Panel Report). Whilst some of the larger villages around Cambridge have been designated as Rural Centres, it is not proposed that any additional housing allocations should be made in these villages, and it is therefore considered that they would be playing a "significant role" in meeting wider development needs.</p>
2557 - FPD Savills	Object	<p>There is some degree of over reliance on major strategic sites coming forward for development. We consider that Rural Centres have a role to play and those with a good level of services and facilities such as village colleges can perform such a function.</p>	<p>The major strategic sites identified in the Core Strategy have been identified and endorsed through the Structure Plan process. At present it is anticipated that all the major strategic sites will come forward in the period up to 2016. Structure Plan Policy P1/1 identifies Rural Centres as being the least sustainable and least preferred stage in the sequence of locations for housing development up to 2016. In view of this, it would not be appropriate to allocate further land for housing development in Rural Centres.</p>

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3857 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford)

Object

We object to the approach as it assumes that other smaller locations which compare less favourably in terms of existing sustainability are incapable of becoming more sustainable through balanced development which involves improvements to local facilities and services. The residential led redevelopment of our site would contribute positively to the sustainability of Duxford.

The approach to development in villages smaller than Rural Centres and Minor Rural Centres, as set out at paragraph 2.19 of the Core Strategy, is that modest levels of development which are of a scale appropriate to the size and availability of services will help to sustain local services without adding unduly to the need to travel. Duxford was designated a Group Village in Local Plan 2004. The village does not possess a range of services and facilities that would merit this designation being changed. The District Council has for many years implemented policies which permit groups of up to a maximum of 8 houses in villages with a primary school and infilling in villages without a primary school. The preferred approach is to include the policy for Group Villages which was scrutinised and updated during the preparation of South Cambridgeshire Local Plan 2004.

3827 - Huntsman Advanced Materials

Object

We object to the option that limits/prevents previously developed sites which form part of a village settlement being brought forward for development as promoted by Government in PPG1, PPS1, PPG3, PPG4 and PPG13.

The strategy as proposed would provide for Previously Developed Land to come forward. Policy P1/1 of the Structure Plan identifies a sequential approach to development within Rural Centres, with previously developed land within the Village Framework being afforded the highest priority, followed by other land within the existing settlement, followed by brownfield land on the periphery of the settlement, and finally greenfield land on the periphery. This sequence of preference is reflected in CS5 and CS6 of the Core Strategy. In Group villages, developments of up to 15 dwellings would be permitted if the proposal would make the best use of a redundant brownfield site. In Infill villages, which have no primary school and where development on any scale is likely to generate a disproportionate number of additional journeys, development of a scale above 2 dwellings would be unacceptable.

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4689 - Countryside Properties (Special Projects) Plc

Object

Failure to revisit existing commitments and consider alternative options for accommodating growth in the Rural Areas - UCS has re-examined existing residential commitments to see whether they are "still valid" but does not at any point set out a clear assessment of the alternatives of not taking forward, or redirecting development to more sustainable locations – for example, a greater concentration at the District's premier Rural Centre at Cambourne.

The Structure Plan strategy is aiming to turn around a development strategy from one which spreads development across the villages of South Cambridgeshire to one which focuses development in and on the edge of Cambridge and at a new town at Northstowe. The Structure Plan carries with it a residue of development allocations from the former strategy and allows for some continued small scale development in villages. The outstanding housing requirement for development can be met sustainably at Cambourne as suggested by the Structure Plan EIP panel by increasing development densities to just 30 dph without taking any more land for development.

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5230 5249 - Cambridge Joinery Ltd 5274 5275 5297 5319 5381 5382 5383 5384 5420 5421 5361	Object	<p>Para 3.2 It does not automatically follow that ideally no housing should be allowed in rural settlements. Structure Plan Policy P5/5 allows for small scale housing in villages where appropriate, recognising the contribution to vitality of rural communities. There is a continuing need and role for housing in villages of all sizes which the Council should acknowledge.</p>	<p>Rural Centres are the least favoured option in the sequence of locations for development set out in Structure Plan Policy P1/1. The villages of South Cambridgeshire are not the most sustainable locations for growth. Policy P1/1 states that "local plans may provide for a limited proportion of the overall development provision to take place at identified Rural Centres on a scale appropriate to the size, location and function of such centres, especially where it can make a contribution to the specified social and economic needs of those communities or groups of communities." Detailed examination of housing land supply information shows that at the Rural Centres there is scope to more than meet the outstanding housing numbers at Cambourne through increased densities on the remaining land. Therefore, there is no need to allocate more greenfield sites on the edge of any other Rural Centre, or in the lower order (Group and Infill) villages. The importance of allowing limited development in Rural Centres, Minor Rural Centres, Group and Infill villages is acknowledged. In Rural Centres, infill developments of 25 dwellings or more would be permitted subject to the provisions of CS5. In Minor Rural Centres schemes of up to 25 dwellings would be permitted subject to existing facilities being improved. Villages not classified as Rural Centres are less sustainable in terms of location and level of services and facilities, which makes them unsuitable for larger than Group level infill (maximum development size of 8 dwellings, or exceptionally 15 dwellings where the development would make the best use of a redundant brownfield site). The approach for Group and Infill Villages was scrutinised and updated during the preparation of Local Plan 2004.</p>	<p>Update Rural Centres strategy and designate Minor Rural Centres.</p>
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5145 - Ramblers' Association
Cambridge Group

Object

Explicit consideration is needed, of the effects of rural development on public rights of way and access to the countryside. Existing rights of way should be adequately protected, and access from settlements to the wider countryside should be enhanced through rights of way, and additional strategic open space. Effects on water and drainage resources in the surrounding countryside should also be considered.

Rights of way are managed by Cambridgeshire County Council. It is considered the fifth bullet point of RC1 adequately covers the need for enhanced access to the countryside. As stated at para 8.10 of the Core Strategy, Cambridgeshire County Council, in partnership with the District Councils, has carried out a study of the nature and distribution of Strategic Open Space (SOS) in Cambridgeshire, mapping its accessibility, and evaluating provision across the County. This is to be used to carry out a needs assessment, in order to develop a strategic open space standard for the county. Standards will be used to suggest how much space is required to serve the needs of the population and the quality of space that should be provided. When a standard has been developed, it is proposed in CS54 that this could be used to require developers to contribute towards provision to meet the needs of new developments, which would include rural centres.

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6136 - Harcourt Developments Ltd. Object

The Council appear to believe there are no appropriate alternative options. This represents a constrained approach to identifying the most appropriate approach to creating sustainable patterns of development. Vision is for Rural Centres to only make a modest contribution to the housing requirement. Council should reconsider their approach to Rural Centres, with specific reference to Histon. Amend approach to deal with strategies of the emerging RSS14 and the requirement to provide an additional 5,875 dwellings in the period 2016-2021. Additional provision should be made at suitable sustainable urban areas, including at Histon, an identified Rural Centre.

It is considered that it would be premature to provide for growth after 2016. This is because Draft RSS14 rolls forward the Structure Plan to 2016, with an additional requirement to 2021. The Structure Plan requires 20,000 houses in 17 years (1999 to 2016), giving an average of 1176.5 dwellings. Draft RSS14 requires 23,500 2001 to 2021, giving an average annual amount of 1175. Therefore the LDF is already planning for the rate of development required. The strategy for development reflects RPG14, Draft RSS14, and the Structure Plan. It is considered that the additional development at Cambourne that is proposed is the most sustainable approach to providing new development in Rural Centres, as it requires the least additional Greenfield land-take and directs development into a Rural Centre which will have a good range of services. Options for expanding Cambourne north of the A428 were considered during the Structure Plan process. Proposals to allocate land west of Cambourne were received during the Structure Plan process. If this proposal were allowed to go forward it would completely alter the character of Cambourne, changing it from a village concept as set out in the Masterplan and Design Guide to one of a market town. This cannot be done successfully given the way in which Cambourne has been and continues to be developed. It would cause significant problems in the provision of services. For example, a significantly larger settlement might be of sufficient scale to warrant its own secondary school, but this would be a substantial investment from developers and present difficulties for Comberton Village College which has been extended through developer contributions to serve Cambourne.

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5773 - Persimmon Homes (East Midlands) Ltd

Object

Whilst the principle of the identification of Rural Centres is supported, it is considered that the restrictive approach to housing allocations will result in their identification not matching the policy objectives for these settlements of supporting rural communities, their facilities and services and sustainability aims. Requiring all new development within tightly defined boundaries of Rural Centres will result in a negative impact on the character and amenities of the rural village.

Policy P1/1 of the Structure Plan identifies a sequential approach to development within Rural Centres, with previously developed land within the Village Framework being afforded the highest priority, followed by other land within the existing settlement, followed by brownfield land on the periphery of the settlement, and finally greenfield land on the periphery. The proposed approach is thus in conformity with the Structure Plan strategy. Rural Centres are the least favoured option in the sequence of locations for development set out in Structure Plan Policy P1/1. The villages of South Cambridgeshire are not the most sustainable locations for growth. Policy P1/1 states that "local plans may provide for a limited proportion of the overall development provision to take place at identified Rural Centres on a scale appropriate to the size, location and function of such centres, especially where it can make a contribution to the specified social and economic needs of those communities or groups of communities." Detailed examination of housing land supply information shows that at the Rural Centres there is scope to more than meet the outstanding housing numbers at Cambourne through increased densities on the remaining land. Therefore, there is no need to allocate more greenfield sites on the edge of any other Rural Centre, or in the lower order (Group and Infill) villages.

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1587 - Weston Colville Parish Council	Object	<p>Objections focus on absence of new allocations in Rural Centres. Disagree with statement that Rural Centres are 'at the margins of sustainability as the lowest stage in the sequence of development.' All villages need to be sustained otherwise they will lose the remaining services which they currently have causing the problems which your policy is trying to avoid. It does not automatically follow that ideally no housing should be allocated in rural settlements, given the policies set out in the Structure Plan allows for local plans to provide a limited proportion of the overall development provision at Rural Centres, on a scale appropriate to the size, location and function of such centres. The restrictive approach</p>	<p>The reference to the villages being on the "margins of sustainability" does not imply that the Council do not support improving the sustainability of all villages, and maintaining rural services is an important aim of the LDF. This is evidenced by many of the policies in the Core Strategy, in particular those in the Services and Facilities chapter. The villages are at the margins of sustainability in terms of their ability to be a sustainable location for further housing development, relative to the more sustainable locations (Cambridge, the market towns, and the new town of Northstowe) higher up the search sequence of development set out in RPG 9. The development strategy set out in the Preferred Options report sets out provision for further development in Rural Centres, Minor Rural Centres, Group Villages, and Infill Villages at a scale appropriate to their role and function. The Structure Plan strategy is aiming to turn around a development strategy from one which spreads development across the villages of South Cambridgeshire to one which focuses development in and on the edge of Cambridge and at a new town at Northstowe. The Structure Plan carries with it a residue of development allocations from the former strategy and allows for some continued small scale development in villages. It would be contrary to the development strategy set out in the structure plan to provide for additional developments in the villages that were identified as Rural Growth settlements.</p>
4915 - Cambridgeshire Recycling			
5239			
5313			
5379			
5758 - The English Courtyard Association			

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6156 - Martin Grant Homes Ltd
6130 - Martin Grant Homes Ltd

Object

The Council appear to believe there are no appropriate alternative options. This represents a constrained approach to identifying the most appropriate approach to creating sustainable patterns of development. Vision is for Rural Centres to only make a modest contribution to the housing requirement. Council should reconsider their approach to Rural Centres, with specific reference to Cambourne. Amend approach to deal with strategies of the emerging RSS14 and the requirement to provide an additional 5,875 dwellings in the period 2016-2021. Additional provision should be made at Cambourne, to the north of the A428.

It is considered that it would be premature to provide for growth after 2016. This is because Draft RSS14 rolls forward the Structure Plan to 2016, with an additional requirement to 2021. The Structure Plan requires 20,000 houses in 17 years (1999 to 2016), giving an annual average of 1176.5 dwellings. Draft RSS14 requires 23,500 2001 to 2021, giving an average annual amount of 1175. Therefore the LDF is already planning for the rate of development required. The strategy for development reflects RPG14, Draft RSS14, and the Structure Plan. It is considered that the additional development at Cambourne that is proposed is the most sustainable approach to providing new development in Rural Centres, as it requires the least additional Greenfield land-take and directs development into a Rural Centre which will have a good range of services. Options for expanding Cambourne north of the A428 were considered during the Structure Plan process. Proposals to allocate land west of Cambourne were received during the Structure Plan process. If this proposal were allowed to go forward it would completely alter the character of Cambourne, changing it from a village concept as set out in the Masterplan and Design Guide to one of a market town. This cannot be done successfully given the way in which Cambourne has been and continues to be developed. It would cause significant problems in the provision of services. For example, a significantly larger settlement might be of sufficient scale to warrant its own secondary school, but this would be a substantial investment from developers and present difficulties for Comberton Village College which has been extended through developer contributions to serve Cambourne.

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5836
 5853
 5869
 5872
 5822 - P B Moore & Sons
 5793 - Stamford Homes Ltd
 5798 - Westbury Homes Ltd

Object

The principle of the policy is supported. However, it is considered that there is potential conflict between objectives of RC1, RC3 and the small windfall assessment projection of the UCS.

There is no evidence to suggest that the small windfall rate should be reduced below the predicted rate for the remaining years of the plan period. The study already takes a conservative view based on examination of past rates. Based on the variety of sources of capacity, and high land values, it is likely that small windfalls will continue to be completed. A plan monitor and manage approach will be taken, to monitor completion rates, to ensure sufficient numbers are coming forward. The designation of rural centres will not impact on the small windfall rate, as such sites will be permitted in all types of village, on varying scales.

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6157 - Harcourt Developments Ltd. Object

The Council appear to believe there are no appropriate alternative options. This represents a constrained approach to identifying the most appropriate approach to creating sustainable patterns of development. Vision is for Rural Centres to only make a modest contribution to the housing requirement. Council should reconsider their approach to Rural Centres, with specific reference to Cambourne. Amend approach to deal with strategies of the emerging RSS14 and the requirement to provide an additional 5,875 dwellings in the period 2016-2021. Additional provision should be made at Cambourne, to the north of the A428.

It is considered that it would be premature to provide for growth after 2016. This is because Draft RSS14 rolls forward the Structure Plan to 2016, with an additional requirement to 2021. The Structure Plan requires 20,000 houses in 17 years (1999 to 2016), giving an average of 1176.5 dwellings. Draft RSS14 requires 23,500 2001 to 2021, giving an average annual amount of 1175. Therefore the LDF is already planning for the rate of development required. The strategy for development reflects RPG14, Draft RSS14, and the Structure Plan. It is considered that the additional development at Cambourne that is proposed is the most sustainable approach to providing new development in Rural Centres, as it requires the least additional Greenfield land-take and directs development into a Rural Centre which will have a good range of services. Options for expanding Cambourne north of the A428 were considered during the Structure Plan process. Proposals to allocate land west of Cambourne were received during the Structure Plan process. If this proposal were allowed to go forward it would completely alter the character of Cambourne, changing it from a village concept as set out in the Masterplan and Design Guide to one of a market town. This cannot be done successfully given the way in which Cambourne has been and continues to be developed. It would cause significant problems in the provision of services. For example, a significantly larger settlement might be of sufficient scale to warrant its own secondary school, but this would be a substantial investment from developers and present difficulties for Comberton Village College which has been extended through developer contributions to serve Cambourne.

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6490 - The Ely Group of Internal Drainage Boards	Object	<p>P.13. The Cambridgeshire and Peterborough structure plan</p> <p>3.4 'the great majority of land for new development will be located ... Ely'.</p> <p>The boards receive surface water from much of Ely. Run-off from developments in this area must be strictly controlled to protect the district and the IDB must be consulted on all development matters in and around this area.</p>	<p>Acknowledge need to consult Ely Internal Drainage Board on all developments any proposed development in Rural areas.</p>
3835 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford)	Support	<p>Support the promotion of sustainable development, particularly the need to make best and most efficient use of land and buildings, and through mixed use development. We therefore consider our site should be included as a residential-led allocation.</p>	<p>The approach to development in villages smaller than Rural Centres and Minor Rural Centres, as set out at paragraph 2.19 of the Core Strategy, is that modest levels of development which are of a scale appropriate to the size and availability of services will help to sustain local services without adding unduly to the need to travel. Duxford was designated a Group Village in Local Plan 2004. The village does not possess a range of services and facilities that would merit this designation being changed. The District Council has for many years implemented policies which permit groups of up to a maximum of 8 houses in villages with a primary school and infilling in villages without a primary school. The preferred approach is to include the policy for Group Villages which was scrutinised and updated during the preparation of South Cambridgeshire Local Plan 2004.</p>

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3965 - English Nature, Bedfordshire and Cambridgeshire Team

Support

English Nature supports bullet point 5 of these objectives, as it sets out the key principle of biodiversity that development should result in an overall gain of biodiversity. This follows the Government's objective of rural renewal i.e. ensuring that developments in rural areas take account of the role and value of biodiversity in supporting economic diversification and contributing to a high quality environment. However, enhanced access to the countryside must be managed in order to avoid environmental degradation, such as erosion through excessive trampling of fragile habitats and loss of species that are sensitive to disturbance.

Support noted. The need to ensure that providing for enhanced access to the countryside does not conflict with biodiversity and habitat considerations is acknowledged.

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3633 - Histon & Impington Councils	Support	<p>The Councils would stress in the objectives:</p> <ul style="list-style-type: none"> - Sustainability - ensuring that growth does not result in the merging of individual villages or in coalescence with the built-up area of Cambridge - protection of the built and natural heritage <p>Rural centre development should not be at the expense of local employment opportunities - which are key to the sustainability of communities.</p>	<p>It is considered that sustainability, ensuring that growth does not result in the merging of individual villages or in coalescence with the built-up area of Cambridge, and protection of the built and natural heritage are already stressed sufficiently by virtue of their inclusion in the Rural Centres Objectives. The Rural Centres proposed for designation are those where it is considered that there is presently a sufficient level of local employment opportunities to support limited additional development where that development would not compromise the objectives for Rural Centres set out in RC1. CS5, which sets out the approach to proposed developments in Rural Centres, makes clear that limited development or redevelopment in Rural Centres only where it can be accommodated without causing harm to amenity. Consideration of the acceptability of the development in terms of the local employment situation would be considered under this policy. In addition, proposals for new developments would be required by CS15 to be accompanied by a sustainability appraisal which would assess the development in terms of its effect on social, economic and environmental issues. The effect of a new development on local employment opportunities should be addressed by the sustainability appraisal.</p>
4323 - Cambridgeshire Council	Support	<p>The approach is supported, in accordance with Structure Plan Policy P1/1 and other policies of the Plan.</p>	<p>Support noted.</p>
5661 - Gallagher Waterbeach Limited	Support	<p>The objectives for Rural Centres will assist in developing sustainable settlements that will provide a range of facilities to serve the local population.</p>	<p>Support noted.</p>
5898 - Barker Parry Town Planning	Support	<p>South Cambs is a rural district and the settlements therein are intrinsic to its form and character and ought to be allowed to accommodate further additional development in a controlled fashion.</p>	<p>Support noted.</p>

Decision on RC1 Rural Centres Objectives - Preferred Approach

Develop preferred approach into policy in the Rural Centres DPD, as modified.

5. Identifying the Rural Centres

RC2 Selection of Rural Centres - Preferred Approach

1019	<p>Object Assessing rural village centres based on transport links to Cambridge is not a valid approach to assessing accessibility for residents in outlying villages. Inter-village public transport in South Cambs is extremely poor, except on direct routes to Cambridge. Therefore residents of outlying villages who do not have access to a car will be unable to utilise facilities provided at rural village centres.</p>	<p>Paragraph 1.17 of the Structure Plan requires that "Rural Centres must be accessible from surrounding rural areas to help improve quality of life in rural areas. The role of Rural Centres will vary across the plan area according to local circumstances. Within the Cambridge Sub-Region the availability of good public transport access to Cambridge will be a particularly important consideration in identifying such centres." Whilst the accessibility of Rural Centres by public transport is certainly desirable, it is not a specific requirement of the Structure Plan, and it is unfortunately not realistic at present for outlying villages to be connected to Rural Centres and Minor Rural Centres by public transport links. This is one reason why Rural Centres are the least preferred option for accommodating development in the Structure Plan sequence. Rural Centres play a role in providing services and facilities for their rural hinterlands even if the public transport linkages are not particularly good. The availability of good public transport access to Cambridge as it allows residents of rural centres and their hinterlands to access higher order facilities in Cambridge in the most sustainable way.</p>
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1349	Object	Sawston, Stapleford and Great Shelford have essentially a single road access to Cambridge (via Trumpington). This route is already very busy. Traffic diverted via new Addenbrookes Rd will simply disgorge onto Hills Road and the Inner Ring Road. All these routes around Cambridge are highly congested and cannot support further development.	No new allocations are proposed for Great Shelford/Stapleford or Sawston. It is not intended that there will be significant growth in these villages. Issues of infrastructure capacity and the availability of services for new development are addressed by CS5, which states: "The preferred approach to development within Rural Centres is to allow development and redevelopment for housing estates, housing groups and infilling where sites are identified or redevelopment can be accommodated without causing harm to amenity or the local environment and services, facilities and infrastructure are available or can be made available as part of the development." Applying CS5 would lead to new development being refused planning permission where services, facilities and infrastructure are not available and cannot be made available. Traffic-related issues would be taken into account in assessing whether suitable infrastructure was available to serve the development.
1286 - British Horse Society (Cambridgeshire)	Object	Omitted leisure and recreation 5% of households have a person who rides Bridleway network continually fragmented PROW valuable community facility for all Assess Rural Centres on existing PROW for travel and recreation; if insufficient develop plans to provide circular facilities (i.e. Cambourne)	Paragraph 1.17 of the Structure Plan sets out the factors that should be considered in determining which villages should be designated as Rural Centres. Leisure and recreation facilities are not included as factors that should be taken into account.

Representations

Nature Representation Summary

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1637

Object

Cambourne has been selected as a Rural Centre. However it meets only one of the requirements: Local Employment.
Very few residents currently work in Cambourne, where is all this available employment? Most of the employers in Cambourne bring their own employees with them, including South Cambridgeshire District Council.
Planners in Cambourne have already allowed increased numbers of homes, particularly in Lower Cambourne, and it looks like there are more to come.
Cambourne does not meet the accessibility requirements, no suitable site has been found for the third primary school, and there has been no thought for provision of transport to secondary schools (20 double decker buses for 2 hours a day).

After Northstowe, Cambourne will be the largest villages in South Cambridgeshire. A very thorough assessment has been undertaken of the services and facilities that are available in the villages and Cambourne scores well. There is a planned strategy for securing the services, facilities and infrastructure at Cambourne which will be enhanced by requiring the additional development to contribute towards the additional needs of the larger community. The approach to determining the level of local employment opportunities was endorsed by the Inspector in the Inquiry into the Local Plan 2004.

1940

1941

Object

Linton has not been classified as a Rural Centre, but could make a contribution to rural housing needs. Land is available for building on Horseheath Road Linton, i.e. land adjacent to 'the Wheatsheaf'.
It is illogical to ignore the potential plots like this, while building on Greenfield land elsewhere.

Noted. Linton will be proposed for designation as a Minor Rural Centre to take into account the role it plays in providing for its local hinterland. The maximum size of development permitted will be up to 25 dwellings on sites within the Village Framework of the village. See Recommendations section.

Include Linton on the list of proposed Minor Rural Centres, as detailed in the Recommendations section.

1975

Object

I live in Gamlingay, but cannot get to Cambourne (including the Council Offices, Morrisons, or my friend in Lower Cambourne). It is not a good rural centre in this respect.

It is possible to get from Gamlingay to Cambourne on public transport via St Neots and via Cambridge. However, acknowledge that Cambourne does not presently meet public transport Key Criterion as it was set out in the Preferred Options Report, however. Any analysis of Rural Centres must take into commitments that will come forward between now and 2006.
Cambourne will be one of the largest villages in South Cambridgeshire and the range of facilities available in the village will reflect this. For this reason Cambourne has been identified as a proposed Rural Centre.

Representations

Nature Representation Summary

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933

Object

- No Rural Centre identified East of A11
- Viability of rural communities to be maintained
- central Rural Centre needed east of A11
- RTPI not addressing RURAL issues
- Villages cannot meet new sustainability rules.
- Villages must not die

Noted. Linton will be proposed for designation as a Minor Rural Centre to take into account the role it plays in providing for its local hinterland, which lies to the east of the A11. The maximum size of development permitted will be up to 25 dwellings on sites within the Village Framework of the village. See Recommendations section. Villages not classified as Rural Centres are less sustainable in terms of location and level of services and facilities, which makes them unsuitable for larger than Group level infill (maximum development size of 8 dwellings, or exceptionally 15 dwellings where the development would make the best use of a redundant brownfield site). The approach for Group and Infill Villages was scrutinised and updated during the preparation of Local Plan 2004.

5672 - St John's College	Object	<p>Girton has been unfairly judged as failing to meet the criteria to become a Rural Centre. Its proximity to Cambridge should count in its favour in terms of sustainability. The report doesn't give full detail of how villages were compared. Also the windfall assumption of 120 dwellings per year is optimistic, such opportunities will become scarce. Another 1200 dwellings will need to be built assuming the a windfall rate of half that given.</p>	<p>Girton lacks adequate employment opportunities (having only 0.63 jobs per economically active resident) and does not have a convenience shopping provision on a significant scale. There are only a total six shops in the village. The village also does not have good access to a secondary school - whilst the distance to Impington Village College is less than 3 miles this is not along a route which can be considered safe for children to cycle along. It is considered that the village does not fulfil a purpose in terms of providing services for a rural hinterland.</p>
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There is no evidence to suggest that the small windfall rate should be reduced below the predicted rate for the remaining years of the plan period. The study already takes a conservative view based on examination of past rates. Based on the variety of sources of capacity, and high land values, it is likely that small windfalls will continue to be completed. A plan monitor and manage approach will be taken, to monitor completion rates, to ensure sufficient numbers are coming forward. The designation of rural centres will not impact on the small windfall rate, as such sites will be permitted in all types of village, on varying scales.

Representations

Nature Representation Summary

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5679 - Ely Diocesan Board	Object	<p>Waterbeach has been unfairly excluded as a Rural Centre eligible to accommodate additional housing requirement. The railway station represents a significant attribute in terms of sustainability. Also their is no evidence offered in the report as to the inadequacy of village facilities. Waterbeach has a number of shops and local employment opportunities linked to nearby business parks, the barracks and the school.</p>	<p>The railway services to Cambridge were assessed as part of the assessment to determine which villages should be designated as Rural Centres. It was found that even with the railway services Waterbeach narrowly failed to meet the public transport accessibility criteria. The level of convenience retail provision in Waterbeach was not sufficient for it to pass the Village Facilities test.</p> <p>It is proposed that Waterbeach should be designated as a Minor Rural Centre, to take into account the role that the village plays in providing services and facilities for a local hinterland.</p>	<p>Include Waterbeach as a proposed Minor Rural Centre, as detailed in the Recommendations section.</p>
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Representations

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District Council's Assessment

Approach to Draft DPD

<p>1614 1615 1579 1588 2055 2057</p>	<p>Object</p>	<p>Representations objecting to the designation of Fulbourn as a Rural Centre. Objections focus on time the buses from Fulbourn take to get to Cambridge, the lack of accessibility of secondary education, the doctors surgery only being a branch surgery, the lack of facilities for young people, and the fact that the library in the village is a volunteer library served by a mobile library. It is also argued that there is a lack of infrastructure capacity in terms of sewerage and in terms of traffic volumes on the road into Cambridge. Objections also emphasise the need for Fulbourn to remain its separate identity from Cambridge.</p>	<p>It is proposed that Fulbourn should be removed from the list of Rural Centres and designated as a Minor Rural Centre, for the following reasons: the Fulbourn Tesco store should not have been taken into account as within the retail floorspace calculation for the Village Facilities criterion, as it does not function as part of the village. In addition, the doctor's surgery in Fulbourn is a branch surgery with limited opening hours. If these considerations are taken into account, Fulbourn cannot be considered to meet the Village Facilities Key Criterion. Fulbourn would therefore only meet two of the Key Criteria (Public Transport Accessibility and Local Employment Opportunities) set out in the Preferred Options Report. In spite of these considerations, Fulbourn nevertheless can be said to have a good range of shops in the village and there is evidence to suggest that it does perform a role in serving the needs of the quite remote rural area to the east and south-east of Cambridge.</p>	<p>Remove Fulbourn from list of proposed Rural Centres and add to list of proposed Minor Rural Centres.</p>
		<p>As a Minor Rural Centre, housing development would be limited to windfall developments of to 25 dwellings within the existing Village Framework. No additional housing allocations would be made. The acceptability of any new development above Group level (8 dwellings) will be dependent on existing facilities being improved.</p>		

Representations

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2466	<p>Object</p> <p>The criteria chosen in the report to determine whether a village should be designated as a Rural Centre are not complete and do not comply with para 1.17 of the Structure Plan. As a result at least one of the villages proposed to be so designated is manifestly not suitable for such designation.</p> <p>Great Shelford/Stapleford should not be designated as a Rural Centre.</p>	<p>Great Shelford and Stapleford meet three of the criteria used to determine which Rural Centres should be designated, and it is therefore considered that together they constitute one of the more sustainable settlements in the district. It is not proposed that there should be a significant increase in the number of homes in these villages, and all development will be subject to the requirement that it should. The preferred approach to development within Rural Centres is to allow development and redevelopment for housing estates, housing groups and infilling where sites are identified or redevelopment can be accommodated without causing harm to amenity or the local environment and services, facilities and infrastructure are available or can be made available as part of the development." Applying CS5 would lead to new development being refused planning permission where services, facilities and infrastructure are not available and cannot be made available. Traffic-related issues would be taken into account in assessing whether suitable infrastructure was available to serve the development. Considerations such as the availability of off-street parking would thus be considered in determining the acceptability of new development.</p>
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Representations

Nature Representation Summary

District Council's Assessment

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1952

Object

Original plan for 3000 homes +/- 10%. Facilities not implemented to timescales for this. Allocating more homes without addressing this would lead to the original agreement not being worth the paper it was written (the developers appear to ignore it anyway. And this rewards them for doing so).
=> implement what was planned originally and consider position at an appropriate time. Making a decision now would be premature.

After Northstowe, Cambourne will be the largest villages in South Cambridgeshire. A very thorough assessment has been undertaken of the services and facilities that are available in the villages and Cambourne scores well. There is a planned strategy for securing the services, facilities and infrastructure at Cambourne which will be enhanced by requiring the additional development to contribute towards the additional needs of the larger community. The approach to determining the level of local employment opportunities was endorsed by the Inspector in the Inquiry into the Local Plan 2004.

3428

Object

Cambourne will not or ever meet the criteria of a Rural Centre, Papworth would appear to be more of an ideal Rural Centre.

The Rural Centres are being designated with a view to the period that the forthcoming LDF covers - this period runs from 2006-2016.

Continue with the approach of identifying Cambourne as a proposed Rural Centre

SCDC figures are based on presumption and not the facts.

Therefore any analysis of Rural Centres must take into account commitments that will come forward between now and 2006. There are existing commitments in both Papworth Everard and Cambourne, but Cambourne will be a much larger village with a wider range of services and facilities. In view of this it is appropriate that Cambourne should be designated as a Rural Centre.

3361 - W A Fairhurst & Partners

Object

It is therefore recommended that at RC2, the Rural Centres identified include Waterbeach as well as Cambourne.

Waterbeach is identified as a Minor Rural Centre to take account of the role it plays in providing services and facilities for a Rural hinterland. Identify Waterbeach as a proposed Minor Rural Centre.

3385

Object

The Objection relates to the assessment of Cambourne in the provision of urban facilities. A proper and reasonable assessment of Cambourne, with its planned provision for urban facilities would result in the conclusion that Cambourne meets all the criteria.

Noted. During the Local Development Framework period, Cambourne will become one of the largest villages in South Cambridgeshire and the range of facilities available will reflect this. It is for this reason that it would be designated as a Rural Centre.

Representations

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2248

Object Projections optimistic based on Cambourne history. Some facilities used to sell property (and mentioned here) are overdue/not planned. Public transport appalling. Timetable might be OK reality is service has lost credibility. Emphasis on transport to Cambridge wrong, many avoid because of traffic, choosing St Neots as a destination. Employment opportunities overstated....many on business park (majority?) commute to Cambourne! Workforce mobility and property prices mean few move to Cambourne simply because of job here. Traffic not thought through. Residents do not expect to be crowded in by more homes which were not included in the sales prospectus.

After Northstowe, Cambourne will be the largest villages in South Cambridgeshire. A very thorough assessment has been undertaken of the services and facilities that are available in the villages and Cambourne scores well. There is a planned strategy for securing the services, facilities and infrastructure at Cambourne which will be enhanced by requiring the additional development to contribute towards the additional needs of the larger community. National Planning Policy guidance has altered significantly since the original master plan for Cambourne was approved, with Planning Policy Guidance Note 3 (2001) emphasising the re-use of previously developed land, and the prevention of inefficient use of land by avoiding densities which result in a net density of less than 30 dwellings/ha.

Continue with the approach of identifying Cambourne as a proposed Rural Centre

2455

Object I can't believe that Cambourne has been designated as a Rural Centre. It looks like the Council only takes into account the future size of the village, ignoring completely the actual residents, which have been betrayed by the developers and the Council itself. No secondary education in the village, no reliable public transport and no facilities are unacceptable!

After Northstowe, Cambourne will be the largest villages in South Cambridgeshire. A very thorough assessment has been undertaken of the services and facilities that are available in the villages and Cambourne scores well. There is a planned strategy for securing the services, facilities and infrastructure at Cambourne which will be enhanced by requiring the additional development to contribute towards the additional needs of the larger community. The approach to determining the level of local employment opportunities was endorsed by the Inspector in the Inquiry into the Local Plan 2004.

2793

Object Does not address poor rights of way, particularly bridleways

This is not an issue for the selection of Rural Centres. Rights of Way issues will be addressed within the Core Strategy policies.

Representations

Nature Representation Summary

District Council's Assessment

Approach to Draft DPD

3867

Object

We wish to lodge objections to the proposal in the LDF to make Fulbourn a Rural Centre. Our objections are based on the following:-

- (a) Fulbourn needs to keep its identity as a village and not be just an extension of Cambridge – designation as a Rural Centre will make this more difficult.
- (b) Fulbourn does not have the infrastructure (schools, health services, bus services) to support a Rural Centre.
- (c) There is no specified limit to expansion for a Rural Centre and thus Fulbourn could be subject to a level of growth that would destroy its current village character.

We believe that Fulbourn should be designated as a Group Centre (rather than a Rural Centre) as this would be more consistent with the realities of this village. We also fully support the objections submitted by Fulbourn Parish Council and RAVE on the current LDF proposals concerning Fulbourn.

It is proposed that Fulbourn should be removed from the list of Rural Centres and designated as a Minor Rural Centre, as representations indicate that the level of services and facilities generally fall below the level of those in other Rural Centres, particularly the fact that the branch surgery is only part time, the library facility is very limited and the village is not well related to a secondary school. If these considerations are taken into account, Fulbourn cannot be considered to meet the Village Facilities Key Criterion. Fulbourn would therefore only meet two of the Key Criteria (Public Transport Accessibility and Local Employment Opportunities) set out in the Preferred Options Report. In spite of these considerations, Fulbourn nevertheless can be said to have a reasonable range of shops in the village and there is evidence to suggest that it does perform a role in serving the needs of the quite remote rural area to the east and south-east of Cambridge. It is therefore proposed for inclusion as a Minor Rural Centre.

Representations

Nature Representation Summary

District Council's Assessment

Approach to Draft DPD

3868

Object

We wish to lodge objections to the proposal in the LDF to make Fulbourn a Rural Centre. Our objections are based on the following:-

- (a) Fulbourn needs to keep its identity as a village and not be just an extension of Cambridge - designation as a Rural Centre will make this more difficult.
- (b) Fulbourn does not have the infrastructure (schools, health services, bus services) to support a Rural Centre.
- (c) There is no specified limit to expansion for a Rural Centre and thus Fulbourn could be subject to a level of growth that would destroy its current village character.

We believe that Fulbourn should be designated as a Group Centre (rather than a Rural Centre) as this would be more consistent with the realities of this village. We also fully support the objections submitted by Fulbourn Parish Council and RAVE on the current LDF proposals concerning Fulbourn.

It is proposed that Fulbourn should be removed from the list of Rural Centres and designated as a Minor Rural Centre, as representations indicate that the level of services and facilities generally fall below the level of those in other Rural Centres, particularly the fact that the branch surgery is only part time, the library facility is very limited and the village is not well related to a secondary school. If these considerations are taken into account, Fulbourn cannot be considered to meet the Village Facilities Key Criterion. Fulbourn would therefore only meet two of the Key Criteria (Public Transport Accessibility and Local Employment Opportunities) set out in the Preferred Options Report.

In spite of these considerations, Fulbourn nevertheless can be said to have a reasonable range of shops in the village and there is evidence to suggest that it does perform a role in serving the needs of the quite remote rural area to the east and south-east of Cambridge. It is therefore proposed for inclusion as a Minor Rural Centre. In Minor Rural Centres, it is proposed that developments up to small estate level (25 dwellings) will be permitted within the village framework, although the acceptability of any developments of a scale above group level (8 dwellings) will be dependent on existing facilities being improved.

Remove Fulbourn from list of proposed Rural Centres and add the village to the list of proposed Minor Rural Centres, as detailed in the Recommendation section.

Representations

Nature Representation Summary

District Council's Assessment

Approach to Draft DPD

2804 - McCann Homes Limited	Object	<p>1. More development in rural areas to support rural communities.</p> <p>2. An additional category of rural centres should be added to allow for, and encourage development in settlements of below 3,000 people.</p> <p>3. An increased allowance should be made for windfall and infill sites in rural areas.</p>	<p>Minor Rural Centres will be designated to take account of the role that some villages play in providing services and facilities for a local hinterland, however these villages will, like Rural Centres, be generally expected to have a population of above 3,000. It is considered that Group level developments of 8 dwellings (or exceptionally up to 15 dwellings if the development would make best use of a redundant brownfield site) is the maximum size of scheme that can be sustainably accommodated in villages of below 3,000 population. There is no evidence to suggest that the small windfall rate should be reduced below the predicted rate for the remaining years of the plan period. The study already takes a conservative view based on examination of past rates. Based on the variety of sources of capacity, and high land values, it is likely that small windfalls will continue to be completed. A plan monitor and manage approach will be taken, to monitor completion rates, to ensure sufficient numbers are coming forward. The designation of rural centres will not impact on the small windfall rate, as such sites will be permitted in all types of village, on varying scales.</p>	<p>Agree that medical provision in each of the Rural Centres should be detailed in full.</p>	<p>Include in para 5.9-5.11 of the Rural Centres DPD reference to Sawston Health Centre.</p>
2787 - Addenbrooke's Hospital	Object	<p>Section 4 and 5 of the document explains the process for identifying which villages qualify as Rural Centres. Paragraph 4.19 explains that the Structure Plan states that rural centres will need to include a surgery. The SCDC document is inconsistent in that Health Centres are mentioned in some potential rural centres and not in others. The approach should be consistent.</p>			

Representations

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2855 - RAVE

Object

RAVE objects to "necklace villages " being included on the list of Rural Centres. This is contrary to the Panel Report on the Structure Plan on this topic.
An alternative method of selection needs to be used which is much less prescriptive with regard to the basis of the choice and recognises that Rural Centres must fulfil that role for their own " hinterland " .

The reference to the villages being on the margins of sustainability does not imply that the Council do not support improving the sustainability of all villages, and maintaining rural services is an important aim of the LDF. This is evidenced by many of the policies in the Core Strategy, in particular those in the Services and Facilities chapter. The villages are at the margins of sustainability in terms of their ability to be a sustainable location for further housing development, relative to the more sustainable locations (Cambridge, the market towns, and the new town of Northstowe) higher up the search sequence of development set out in RPG 9.

2561 - FPD Savills (Land South of School Lane Swavesey)

Object

We do not support the selection process of Rural Centres which the Council has adopted. The population threshold of 3,000 should not be the first criterion for selection but rather the assessment of the existing level of services and facilities. The settlement of Swavesey should be a Rural Centre and land at School Lane is capable of accommodating growing development pressures. The villages existing and potential employment base together with the proximity of the new Guided Busway are additional factors in supporting growth at Swavesey.

Noted. Paragraph 1.17 of the Adopted Structure Plan states that "Rural Centres will generally have a population of at least 3,000". It is clear from this that a population of 3,000 should be a general requirement rather than a strict threshold intended to exclude villages with a population of less than 3,000 from consideration. It is therefore proposed that those villages that are expected to reach a population of 3,000 during the LDF period, and those above 2,500, should be assessed against the Rural Centres criteria and considered for inclusion as Rural Centres.

Assess those villages which are expected to reach a population of 3,000 during the LDF period, and those villages which currently have a population of above 2,500, against the Rural Centres criteria.

Representations

Nature Representation Summary

District Council's Assessment

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4171 - Westbury Homes

Object

The application of 4 criteria to select Rural Centres is to effectively relegate a number of large settlements (Rural Growth Settlements). This effectively closes the door to development within a number of larger settlements, previously recognised as suitable for growth.

The criteria for defining Rural Centres should include reference to villages in which there is the greatest potential for improved public transport accessibility and which also provide an important function as a local centre.

4172 - Cambridgeshire County Council

Object

Para 4.10-4.24

The 2001 Census shows that the following South Cambs parishes, with a population of 3,000 or more, have more workplace population than employed residents:

Bar Hill, Fulbourn, Histon, Melbourn, Milton and Waterbeach

Parishes with a population of more than 3,000, where the number of economically active residents exceeds the workplace population are:

Bassingbourn, Cottenham, Gamlingay, Girton, Great Shelford, Impington, Linton (with Bartlow), and Sawston.

The Structure Plan strategy is aiming to turn around a development strategy from one which spreads development across the villages of South Cambridgeshire to one which focuses development in and on the edge of Cambridge and at a new town at Northstowe. The Structure Plan carries with it a residue of development allocations from the former strategy and allows for some continued small scale development in villages. It would be contrary to the development strategy set out in the structure plan to provide for additional developments in the villages that were identified as Rural Growth settlements.

Noted. The use of parish level as opposed to ward level figures does not affect which villages were identified as Rural Centres. However, consider that it is appropriate to refer to parish level figures in the Rural Centres DPD.

In Rural Centres DPD, refer to parish-level figures and not to ward-level figures in paras relating to assessment of local employment opportunities.

Representations

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4173 - Cambridgeshire County Council	<p>Object</p> <p>Para 4.14-4.16</p> <p>School capacity</p>	<p>Part of the accessibility to secondary school assumptions made about rural centres is that there is capacity in the existing schools. The presence of a secondary school does not necessarily mean there will be high levels of surplus places available for future development. However, appropriate rural growth may provide the opportunity to both modernise unsatisfactory accommodation and expand capacity through developer contributions</p>	<p>Acknowledged that school capacity is important in determining whether new development can take place in Rural Centres. Consider that the issue of school capacity would be covered at the application stage by CS5, which states "The preferred approach to development within Rural Centres is to allow development and redevelopment for housing estates, housing groups and infilling where sites are identified or redevelopment can be accommodated without causing harm to amenity or the local environment and services, facilities and infrastructure are available or can be made available as part of the development."</p>
4916 - Cambridgeshire Recycling	<p>Object</p>	<p>Essentially the approach adopted is to reduce the number of villages of more than 3000 population that can be identified as Rural Centres to the absolute minimum, by applying criteria that can only be met by villages that function as suburbs to Cambridge already or by the new village of Cambourne, once it is fully developed. This results in 5 RCs, 4 of which are very close to Cambridge and do not function as centres for a rural hinterland. A more balanced approach would be to identify a better geographical spread, by using a broader interpretation of the main criteria. Gamlingay meets the population size and has a good range of shops and other facilities etc. and should be identified as a RC.</p>	<p>The criteria used to take into account in determining which settlements should be designated as Rural Centres are set out at paragraph 1.17 of the Adopted Structure Plan. However, agree that more attention needs to be given to the geographical spread of Rural Centres and their role in providing services. It is proposed that an additional category of settlement, that of Minor Rural Centres, should be identified. Minor Rural Centres would be those villages that, whilst failing to meet the criteria set out in the Structure Plan, nevertheless perform a role in terms providing services and facilities for a rural hinterland.</p> <p>Identify Minor Rural Centres as proposed in Recommendations section.</p>

Representations

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5314 (Land at Preist Lane, Willingham)	Object	The selection criteria result in 5 Rural Centres, 4 close to Cambridge, and therefore do not function as centres for a rural hinterland. It is not simply an issue of settlement size and level of services. What is needed is a balanced approach that takes account the particular function of each larger village, how it relates to its surrounding rural area and to market towns and urban areas outside the district. Essentially the approach adopted reduces the number of villages of more than 3,000 population that can be identified as a Rural Centre to a minimum, by applying criteria that can only be met by villages that function as suburbs to Cambridge, or by Cambourne. Willingham should be a Rural Centre.	The consideration which should be taken into account in determining which settlements should be designated as Rural Centres are set out at paragraph 1.17 of the Adopted Structure Plan. However, agree that more attention needs to be given to the geographical spread of Rural Centres and their role in providing services. It is proposed that an additional category of settlement, that of Minor Rural Centres, should be identified. Minor Rural Centres would be those villages that, whilst failing to meet the criteria set out in the Structure Plan, nevertheless perform a role in terms providing services and facilities for a rural hinterland. Willingham would not be included as a Minor Rural Centre because of its proximity to the new town of Northstowe, which will effectively provide services and facilities for a rural hinterland.	Identify Minor Rural Centres as proposed in Recommendations section.
5621 - Carter Jonas 4390 - Hallam Land Management Ltd 4814 - Cambs County Council Property & Procurement Department	Object	Melbourn should be included as a Rural Centre, given that it has a Village College, good employment opportunities, a wide variety of facilities and good public transport access to Cambridge and Royston.	Noted. Melbourn will be proposed for designation as a Minor Rural Centre to take into account the role it plays in providing for its local hinterland. The maximum size of development permitted will be up to 25 dwellings on sites within the Village Framework of the village.	Include Melbourn as a proposed Minor Rural Centre.

Representations

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5657 - Gallagher Waterbeach Limited	Object	While not object to the criteria themselves, we do object to how they have been applied. Arguably all the settlements assessed have the capacity to accommodate additional growth which would enhance the compliance of the settlements with the criteria. Waterbeach has a good range of employment opportunities and good public transport. It would perhaps be more appropriate to focus additional development on those villages that have not scored as highly as the selected rural centres, but which have the real potential to mature as sustainable settlements during the LDF period.	It is proposed that an additional category of settlement, that of Minor Rural Centres, should be identified. Minor Rural Centres would be those villages that, whilst failing to meet the criteria set out in the Structure Plan, nevertheless perform a role in terms providing services and facilities for a rural hinterland. Waterbeach would be proposed for designation as a Minor Rural Centre to take into account the role it plays in providing for its local hinterland. The Structure Plan Policy P1/1 identifies Rural Centres as being the least sustainable and least preferred stage in the sequence of locations for housing development up to 2016. To provide more homes than is necessary in villages which are still less sustainable locations than Rural Centres would be contrary to the principles of sustainability and to the policies of the Structure Plan.	Propose Waterbeach for inclusion as a Minor Rural Centre.
4402 - Hallam Land Management Ltd	Object	Object to interpretation of criteria for selection of rural centres detailed in the Structure Plan. In particular, Public Transport services (doesn't take account of planned improvements) and Village Facilities (takes no account of multiple smaller stores).	Noted. Agree that planned improvements to public transport, such as the Guided Bus scheme, should be taken into account. Agree that Village Facilities guidelines set out in para 1.17 of the may have been applied over prescriptively. It is proposed that an additional category of settlement, that of Minor Rural Centres, should be identified. Minor Rural Centres would be those villages that, whilst failing to meet the criteria set out in the Structure Plan, nevertheless perform a role in terms providing services and facilities for a rural hinterland.	Identify Minor Rural Centres as proposed in Recommendations section.

Representations

Nature Representation Summary

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4324 - Cambridgeshire County Council	Object Consider other candidates should also be considered for selection - principally Linton, Melbourn and possibly Gamlingay - see the comment made on Core Strategy CS4 approach	The criteria used to take into account in determining which settlements should be designated as Rural Centres are set out at paragraph 1.17 of the Adopted Structure Plan. However, agree that policy may in some respects have been applied in an over-prescriptive way and agree that more weight needs to be given to role of Rural Centres in providing services. It is proposed that an additional category of settlement, that of Minor Rural Centres, should be identified. Minor Rural Centres would be those villages that, whilst failing to meet the criteria set out in the Structure Plan, nevertheless perform a role in terms providing services and facilities for a rural hinterland. The proposed list of Minor Rural Centres is set out in the Recommendations section.	Include Gamlingay, Linton and Melbourn as proposed Minor Rural Centres as detailed in the Recommendation section.
4641 - Westbury Homes	Object Criteria for defining rural centres should include reference to villages in which there is greatest potential for improved public transport accessibility and which also provide an important function as a local centre. If additional criteria were applied Cottenham and Melbourn should be included in list of rural centres.	Noted. Agree that planned improvements to public transport, such as the Guided Bus scheme, should be taken into account. Agree that Village Facilities guidelines set out in para 1.17 of the may have been applied over prescriptively. It is proposed that an additional category of settlement, that of Minor Rural Centres, should be identified. Minor Rural Centres would be those villages that, whilst failing to meet the criteria set out in the Structure Plan, nevertheless perform a role in terms providing services and facilities for a rural hinterland.	Identify Minor Rural Centres to include Cottenham and Melbourn as proposed in the recommendations section.

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4452 - RLW Estates	Object	The proposal to identify Cambourne as a Rural Centre is inconsistent with the Council's own criteria-based approach as set out in para. 5.24. As matters stand, Cambourne does not qualify for designation as a Rural Centre and, consistent with the Council's wish to resist any major expansion of the settlement (which we support) it should not be designated as a Rural Centre.	After Northstowe, Cambourne will be the largest villages in South Cambridgeshire. A very thorough assessment has been undertaken of the services and facilities that are available in the villages and Cambourne scores well. There is a planned strategy for securing the services, facilities and infrastructure at Cambourne which will be enhanced by requiring the additional development to contribute towards the additional needs of the larger community.	Continue with the approach of identifying Cambourne as a proposed Rural Centre
3634 - Histon & Impington Parish Councils 1029 1111 3125 5118 5121	Object	Object to designation of Histon and Impington as a Rural Centre, on the grounds of lack of infrastructure capacity. Existing traffic problems likely to worsen, school/village college capacity in the villages is very limited, doctor's surgery running at full capacity, and there is inadequate surface and foul drainage.	The designation of Histon and Impington as a Rural Centre will not result in significant housing growth, either within or outside of the existing Village Framework boundary. No new housing allocations are proposed either within or outside of the Village Framework boundary. The designation of a settlement as a Rural Centre does not necessarily entail that any housing growth occurs; as the Structure Plan states, the role Rural Centres will vary across the plan area according to local circumstances. At present it is considered that Histon and Impington together are one of the most sustainable settlements in the district and have the facilities to merit inclusion as a Rural Centre. The Structure Plan provides for a limited proportion of the overall development provision to take place at identified Rural Centres on scale appropriate to the size, location, and function of such centres, especially where it can make a contribution to the specified social and economic needs of those communities or to groups of communities. The constraints on the existing infrastructure, facilities, and schools of the villages would be borne in mind in considering the appropriateness of new developments in Histon and Impington.	

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5126 5128	Object Histon & Impington needs a bypass, between Cottenham, joining the A14 mid way between Histon & Milton.	Proposed road improvements are identified in the Adopted Structure Plan 2003. It is outside of the scope of the LDF to identify proposed improvements.	
4805	Object I am not suggesting that Bassingbourn should be made a Rural Centre as it would not appear to meet other criteria for this purpose, but evidence suggests that the qualifying population exceeds 3000, rather than the 2600 indicated in the report.	The source for the data is the 2001 Census. It is considered unlikely that the population of Bassingbourn-cum-Kneesworth excluding those resident at the barracks currently exceeds 3,000. However, will investigate this issue further with regard to Cambridgeshire County Council mid-2002 population estimates. It is agreed that the village is not suitable for designation as a Rural Centre or Minor Rural Centre.	Seek confirmation that the current population of Bassingbourn-cum-Kneesworth (excluding the population resident at Bassingbourn Barracks) does not exceed 3,000.
4815 - Arrington Parish Council	Object Using the criteria, Arrington is well outside the range for selection as a Rural Centre. However, Arrington could face the influence from growth at Cambourne, in terms of traffic growth or even desirability of the village as a preferred place of residence rather than Cambourne or Cambridge putting pressure on housing stock. It could also place pressure on other amenities, e.g. Wimpole Park, which causes problems of overspill parking.	It is considered unlikely that the additional homes at Cambourne would result in significant development pressure at Arrington. Any traffic growth resulting from the increased number of homes would be mainly focused on the A428 which connects Cambourne with Cambridge and St Neots. It is considered that there would be sufficient capacity at Wimpole Park to accommodate any increase in visitor numbers resulting from housing growth in Cambourne.	
5005 - Cambourne Parish Council	Object Cambourne does not qualify as a rural centre, as it falls short of qualifying criteria.	After Northstowe, Cambourne will be the largest villages in South Cambridgeshire. A very thorough assessment has been undertaken of the services and facilities that are available in the villages and Cambourne scores well. There is a planned strategy for securing the services, facilities and infrastructure at Cambourne which will be enhanced by requiring the additional development to contribute towards the additional needs of the larger community.	Continue with the approach of identifying Cambourne as a proposed Rural Centre

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5188 - Laing Homes North Thames Object

The criterion for "population of at least 3,000" has been applied too rigidly. Para 1.17 of the Structure Plan states "Rural Centres will generally have a population of at least 3,000". Other settlements should be assessed even if they have less than 3,000 population as not to miss those villages which can meet the other criteria and which may be equally sustainable.

Paragraph 1.17 of the Adopted Structure Plan states that "Rural Centres will generally have a population of at least 3,000". It is considered that a population of 3,000 is required to support the level of services and facilities that is associated with a Rural Centre. If a lower threshold than this were adopted it might result in the designation of villages where the viability of the services and facilities necessary to be designated as a Rural Centre was more at risk.

5419 - Home Owners / Residents Object
of Long Tree Avenue

Concerned about noise and air pollution from A14 at Impington. Residents endure an environment that is heavily polluted. We are not protected from volumes of traffic and their pollution, which have for a long time exceeded expectations. Install a noise and air pollution barrier alongside the road where homes are nearby.

Representation and petition noted. This issue will be considered in due course.

5244

Object

(Accompanied by a petition including 63 names and addresses supporting the representation).

The selection criteria result in 5 Rural Centres, 4 close to Cambridge, and therefore do not function as centres for a rural hinterland. It is not simply an issue of settlement size and level of services. What is needed is a balanced approach that takes account the particular function of each larger village, how it relates to its surrounding rural area and to market towns and urban areas outside the district. Essentially the approach adopted reduces the number of villages of more than 3,000 population that can be identified as a Rural Centre to a minimum, by applying criteria that can only be met by villages that function as suburbs to Cambridge, or by Camboourne.

Noted. It is proposed that an additional category of settlement, that of Minor Rural Centres, should be identified. Minor Rural Centres would be those villages that, whilst failing to meet the criteria set out in the Structure Plan, nevertheless perform a role in terms providing services and facilities for a rural hinterland. Waterbeach would be proposed for designation as a Minor Rural Centre to take into account the role it plays in providing for its local hinterland. The Structure Plan Policy P1/1 identifies Rural Centres as being the least sustainable and least preferred stage in the sequence of locations for housing development up to 2016. To provide more homes than is necessary in villages which are still less sustainable locations than Rural Centres would be contrary to the principles of sustainability and to the policies of the Structure Plan.

Identify Minor Rural Centres as proposed in Recommendations section.

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4852 - Taylor Woodrow Developments Ltd	Object	Waterbeach has been unfairly excluded as a Rural Centre eligible to accommodate housing requirements beyond its current settlement boundaries as prescribed in the adopted SCLP. This view is taken on the basis that the existence of a main railway line station must represent a significant attribute in terms of sustainable credentials. Also there is no evidence in the Report as to the inadequacy of village facilities, Waterbeach has a number of shops and local employment opportunities. Waterbeach should be reassessed as a Rural Centre.	Response: The WAGN rail service to Cambridge was taken into account in the assessment of Public Transport, and it was found that Waterbeach narrowly failed to meet the criteria. Waterbeach does not have good access to a secondary school and, relative to other villages of a similar size, has only limited convenience shopping provision. It is therefore considered that it would be inappropriate to designate Waterbeach as a proposed Rural Centre. However, it is acknowledged that Waterbeach provides services and facilities for a rural hinterland which includes smaller villages and hamlets such as Landbeach, Chittering and Clayhithe. It is therefore proposed that Waterbeach should be included as a Minor Rural Centre.	Include Waterbeach on the list of proposed Minor Rural Centres, as detailed in the Recommendations section.
5113 5115	Object	Not against development, but must take account of the level of the water table in Histon & Impington. Particularly the brook through Histon No.1 main drain.	Noted. It is not proposed that a significant level of growth should take place in Histon & Impington. The level of the water table in Histon & Impington would be taken into account in determining proposals for new development in the villages under Policy CS5.	
5795 - Stamford Homes Ltd 5799 - Westbury Homes Ltd	Object	Key criteria assessment contains subjectivity which could lead to other settlements also being identified as Rural Centres. Rural Centres have been identified to play a role in their wider rural hinterland but none are identified in the A14 corridor. No account is taken of identified improvements in public transport provision in the A14 corridor despite the proposed Guided Bus.	Agree that more attention needs to be given to the geographical spread of Rural Centres and their role in providing services. It is proposed that an additional category of settlement, that of Minor Rural Centres, should be identified. Minor Rural Centres would be those villages that, whilst failing to meet the criteria set out in the Structure Plan, nevertheless perform a role in terms of providing services and facilities for a rural hinterland.	

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5699 - The Masters and Fellows of Pembroke College	Object Object to the exclusion of Linton from the list of Rural Centres, the Councils application of key criteria is fundamentally flawed; the village benefits from a surgery, food stores primary and junior school provision and a post office. Moreover the previous Local Plan Inquiry Inspector recognised Linton as a village with good a public transport network and local employment opportunities.	Linton, the largest village in the part of the district to the east of the A11 was assessed as part of the Rural Centres exercise and met only one of the Key Criteria (that of Accessibility of Secondary Education by virtue of the Village College in the village). However, Linton will be proposed for designation as a Minor Rural Centre to take into account the role it plays in providing for its local hinterland, and also to take account of the distribution of Rural Centres through the District. The maximum size of development permitted will be up to 25 dwellings on sites within the Village Framework of the village.	Include Linton as a proposed Minor Rural Centre.
5730 - Dixon International Group Ltd (Land North of Brewery Raod, Pampisford)	Object We support the identification of Sawston as a Rural Centre, and would like to see Pampisford included in the Sawston Policy area, and the Brewery Road site allocated for housing. Pampisford while a separate and distinct settlement, by reason of distance alone has all the facilities and services on offer in Sawston. The site is previously developed land and falls within category (iv) of PDG Policy 22. The site is clearly sustainable as it is within 3 miles of a secondary school, services and employment with good transport links.	Pampisford and Sawston are separate villages and have been treated as separate planning units for some time. Pampisford is designated in the Local Plan 2004 as an Infill-Only village. It is therefore not an appropriate location for development on the scale proposed.	
6172 - The Papworth Trust	Object RC2 puts forward the list of selected Rural Centres. Elsewhere in the document, the planned and eventual size of Cambourne is put forward as a reason to consider its candidacy. The same argument holds true for Papworth Everard which is but part way only through a planned expansion programme first established by the 1989 Structure Plan. Papworth Everard should be elevated to Rural Centre status, with all that that entails.	Agree that Papworth Everard should be considered for inclusion on the basis that it will attain a population of more than 3,000 early in the LDF period. It would be inconsistent not to apply this approach given that existing commitments in Cambourne are taken into account. However, given the proximity of Papworth Everard to Cambourne it is not considered appropriate to designate Papworth Everard as a Rural Centre or Minor Rural Centre. Cambourne will have a greater range of facilities than will be available in Papworth Everard and will more effectively serve rural hinterland.	

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<p>5937 6004 - H C Moss (Builders) Ltd (Land at East Farm, Melbourn)</p>	<p>Object Objection to the omission of Melbourn from the Rural Centre classification. The table shows Melbourn met more criteria than Cambourne, which is recommended as a Rural Centre. On the issue of Public Transport which Melbourn is deemed to have failed, the determining factor should have been potential of the settlement in this regard. Further development might encourage provision of improved services. Counter to the aim of sustainability to permit only up to groups of 8 dwellings in the fourth largest settlement in the district.</p>	<p>Melbourn would be proposed for designation as a Minor Rural Centre to take into account the role it plays in providing for its local hinterland. The maximum size of development permitted will be up to 25 dwellings on sites within the Village Framework of the village.</p>
<p>5739 6002 - The Fairey Family</p>	<p>Object Linton complies with the selection criteria for designation as a rural centre so should be designated.</p>	<p>Linton, was assessed as part of the Rural Centres exercise and met only one of the Key Criteria (that of Accessibility of Secondary Education by virtue of the Village College in the village). However, Linton will be proposed for designation as a Minor Rural Centre to take into account the role it plays in providing for its local hinterland, and also to take account of the distribution of Rural Centres through the District. The maximum size of development permitted will be up to 25 dwellings on sites within the Village Framework of the village.</p>
<p>5837 5825 - P B Moore & Sons</p>	<p>Object Object to the subjectivity of the key criteria in assessing individual settlements and the absence of any reference to the wider rural context of settlements. Lack of any reference to likely improvements in bus and rail accessibility and the fact that, despite the availability of existing public transport accessibility in the A10 corridor and significant planned improvements in the A14 corridor, no Rural Centre has been identified in this part of the District.</p>	<p>Agree that more attention needs to be given to the geographical spread of Rural Centres and their role in providing services. It is proposed that an additional category of settlement, that of Minor Rural Centres, should be identified. Minor Rural Centres would be those villages that, whilst failing to meet the criteria set out in the Structure Plan, nevertheless perform a role in terms providing services and facilities for a rural hinterland. No Rural Centre is identified in the A14 corridor on account of the role that Northstowe will play in providing services and facilities in this area.</p>

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<p>5844 - Barker Parry Town Planning 5774 - Persimmon Homes (East Midlands) Ltd</p>	<p>Subjectivity affects how the criteria are assessed against individual settlements. If a different weighting were used this would result in other more sustainable settlements being considered favourably as Rural Centres. No account of the Structure Plan reference (para 1.17) as to how the individual settlements relate to a rural hinterland and other small villages. In view of the role of Rural Centres, the absence of any in the A14 and A10 corridors is inappropriate. Waterbeach should be identified in view of its excellent public transport links and location within the A10 corridor.</p>	<p>Agree that more attention needs to be given to the geographical spread of Rural Centres and their role in providing services. It is proposed that an additional category of settlement, that of Minor Rural Centres, should be identified. Minor Rural Centres would be those villages that, whilst failing to meet the criteria set out in the Structure Plan, nevertheless perform a role in terms providing services and facilities for a rural hinterland. Waterbeach is identified as a Minor Rural Centre to take account of the role it plays in providing services and facilities for a Rural hinterland.</p>	<p>Identify Waterbeach as a proposed Minor Rural Centre.</p>
<p>5889 - Barker Parry Town Planning</p>	<p>Object With reference to paragraphs 4.4-4.9: This shortlist more or less accords with the adopted Local Plan Rural Growth Settlements (RGS) which were scrutinised and endorsed for inclusion in the 2004 plan. There is no obvious reason for opting to exclude most of the shortlist.</p>	<p>Object The Structure Plan strategy is aiming to turn around a development strategy from one which spreads development across the villages of South Cambridgeshire to one which focuses development in and on the edge of Cambridge and at a new town at Northstowe. The Structure Plan carries with it a residue of development allocations from the former strategy and allows for some continued small scale development in villages. It would be contrary to the development strategy set out in the structure plan to provide for additional developments in the villages that were identified as Rural Growth settlements.</p>	<p>Object Include Gamlingay as a proposed Minor Rural Centre.</p>
<p>5891 - D H Barford & Co</p>	<p>Object Object to key criteria and failure to acknowledge Gamlingay as rural centre. Gamlingay has regular bus service to market town, accessibility to secondary school at Biggleswade, local facilities and employment. Employment criteria is unnecessarily restrictive and not a good indicator of sustainability. Having a post office not necessarily a reflection of sustainability. Does not take account of geographical importance of some larger villages. Makes no consideration of distribution of proposed rural centres.</p>	<p>Object Noted. Consider that whilst Gamlingay does not meet Rural Centres Key Criteria it should be designated as a Minor Rural Centre to take account of the role that the village has in providing services and facilities for a rural hinterland.</p>	<p>Object Include Gamlingay as a proposed Minor Rural Centre.</p>

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5854	Object	Key criteria assessment contains subjectivity which could lead to other settlements also being identified as Rural Centres. Identified Rural Centres are not accepted as appropriate and it is put that Willingham should be identified. Rural Centres have been not been identified to play a role in their wider rural hinterland but none are identified in the A14 corridor despite the proposed Guided Bus.	Willingham would not be included as a Minor Rural Centre because of its proximity to the new town of Northstowe, which will effectively provide services and facilities for a rural hinterland.
5932	Object	Melbourn should be designated a Rural Centre with peripheral growth. The Rural Centres report did not take into account the close proximity of Melbourn to the Tesco foodstore in Royston and the capability available at this supermarket for home deliveries of food shopping. The floorspace total for Melbourn also does not take into account "Bury Lane Fruit Farm" or "Fieldgate Nurseries". In addition, the reference to the need for availability of good public transport to Cambridge (para 1.17 Structure Plan 2003) makes no allowance for either the distance from Cambridge or Melbourn's proximity to the County border.	Melbourn would be proposed for designation as a Minor Rural Centre to take into account the role it plays in providing for its local hinterland. The maximum size of development permitted will be up to 25 dwellings on sites within the Village Framework of the village.
5876 5877	Object	Fails to acknowledge Swavesey as a Rural Centre. Although it has a population less than 3000, Structure Plan clarifies this will only be a general requirement. Swavesey is a sustainable location enjoying public transport availability, local facilities, secondary school and local employment opportunities.	Paragraph 1.17 of the Adopted Structure Plan states that "Rural Centres will generally have a population of at least 3,000". It is considered that a population of 3,000 is required to support the level of services and facilities that is associated with a Rural Centre. If a lower threshold than this were adopted it might result in the designation of villages where the viability of the services and facilities necessary to be designated as a Rural Centre was more at risk.

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5962 (Land North of Kneesworth)	Object	<p>Paras 4.6 and 5.1 Strong objection to the omission of Bassingbourn-cum-Kneesworth from the table considering Rural Centres Key Criteria. Although the population is stated to be under 3,000 persons following the exclusion of the population at Bassingbourn Barracks, the fact still remains that the village facilities are good, and that the village is conveniently located for easy access into Royston. These villages could support further growth in excess of the very limited growth proposed in Group villages. Either it should be selected as a Rural Growth Centre, or a further category of settlement should be designated.</p>	<p>Paragraph 1.17 of the Adopted Structure Plan states that "Rural Centres will generally have a population of at least 3,000". It is considered that a population of 3,000 is required to support the level of services and facilities that is associated with a Rural Centre, if a lower threshold than this were adopted it might result in the designation of villages where the viability of the services and facilities necessary to be designated as a Rural Centre was more at risk. It is considered that Bassingbourn-cum-Kneesworth does not play a significant role in providing for a rural hinterland in view of its close proximity to Royston.</p>
5238	Object	<p>Representations argue for the inclusion of Cottenham as a Rural Centre. The village has a wide range of facilities that were not adequately taken into account in the Rural Centres analysis. The employment analysis which is used is simplistic, ignoring consideration of potential, skills, and sustainability issues such as mode and distance of travel to work. One representation states that Cottenham should be a Rural Centre as it would be a logical settlement in which to provide a good-sized development. It is also argued that two previous South Cambs reports have identified Cottenham as a sustainable village, and the Guided Bus Link will run close to Cottenham, providing access to employment opportunities in the north of Cambridge. It is also argued that the Structure Plan criteria have been applied too rigidly.</p>	<p>Agree that the village facilities Key Criterion was insufficiently sensitive to the role that smaller, specialised food shops play in complementing small supermarkets. Consider that the food shopping provision in Cottenham is probably sufficient for the village to meet the convenience shopping element of the Village Facilities criterion as was set out in the Preferred Options Report.</p>
5681 - Banner Homes			<p>Include Cottenham on the list of proposed Minor Rural Centres, as detailed in the Recommendations section.</p>
4517 - Christ's College			
4904 - Cambs County Council			
Property & Procurement			
Department			
4809			
6521 - Henry H Bletsoe & Son			

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2266 - Fulbourn Parish Council 985 3504 4550 6514 6515 6519 6537	Object	It is proposed that Fulbourn should be removed from the list of Rural Centres and designated as a Minor Rural Centre, because representations indicate that the level of services and facilities generally fall below the level of those in other Rural Centres, in particular in that the doctor's surgery in Fulbourn is a branch surgery with limited opening hours, the library facility is very limited and that the village is not well related to a secondary school. If these considerations are taken into account, Fulbourn cannot be considered to meet the Village Facilities Key Criterion. Fulbourn would therefore only meet two of the Key Criteria (Public Transport Accessibility and Local Employment Opportunities) set out in the Preferred Options Report.	Remove Fulbourn from list of proposed Rural Centres and add the village to the list of proposed Minor Rural Centres, as detailed in the Recommendation section.
	Representations objecting to the designation of Fulbourn as a Rural Centre. Objections focus on time the buses from Fulbourn take to get to Cambridge, the lack of accessibility of secondary education, the doctor's surgery only being a branch surgery, the lack of facilities for young people, and the fact that the library in the village is a volunteer library served by a mobile library. It is also argued that there is a lack of infrastructure capacity in terms of sewerage and in terms of traffic volumes on the road into Cambridge. Objections also emphasise the need for Fulbourn to remain its separate identity from Cambridge.	<p>In spite of these considerations, Fulbourn nevertheless can be said to have a good range of shops in the village and there is evidence to suggest that it does perform a role in serving the needs of the quite remote rural area to the east and south-east of Cambridge. It is therefore proposed for inclusion as a Minor Rural Centre. In Minor Rural Centres, it is proposed that developments up to small estate level (25 dwellings) will be permitted within the village framework, although the acceptability of any developments of a scale above group level (8 dwellings) will be dependent on existing facilities being improved. Issues of infrastructure capacity and the availability of services for new development are addressed by CS5, which states: "The preferred approach to development within Rural Centres is to allow development and redevelopment for housing estates, housing groups and infilling where sites are identified or redevelopment can be accommodated without causing harm to amenity or the local environment</p>	

and services, facilities and infrastructure are available or can be made available as part of the development." Applying CS5 would lead to new development being refused planning permission where services, facilities and infrastructure are not available and cannot be made available.

With regard to unsuitability of larger villages close to Cambridge for further development, the Structure Plan Panel Report states as follows: "The precise proportion of development provision allocated to Rural Centres will be a matter to be determined by Local Plans and will obviously be greater in some areas than others. 2.31 It should be emphasised, however, that we do not intend this as a signal that larger villages around Cambridge should continue to play a significant role in meeting wider development needs once the existing commitments are used up. Throughout the EIP we heard reference to the need to turn the supertanker of development provision in the Cambridge Sub-Region around to a more sustainable direction." (paras 2.30 and 2.31 of the Cambridgeshire & Peterborough Structure Plan EIP Panel Report) Whilst some of the larger villages around Cambridge have been designated as Rural Centres, it is not proposed that any additional housing allocations should be made in these villages. These villages will not play a significant role in accommodating growth beyond existing commitments. The only village where significant growth is proposed is in Cambourne.

Issues of infrastructure capacity for new development are addressed by CS5 Development within Rural Centre, which states: "The preferred approach to development within Rural Centres is to allow development and redevelopment for housing estates, housing groups and infilling where sites

are identified or redevelopment can be accommodated without causing harm to amenity or the local environment and services, facilities and infrastructure are available or can be made available as part of the development." Applying CS5 would lead to new development being refused planning permission where services, facilities and infrastructure are not available and cannot be made available.

6539
4878 - Atkins Property Developments Ltd

Object

Disagree with selection. Bar Hill is a PENS and should also be categorised as a Rural Centre.

The close proximity of Bar Hill to Northstowe, a new town which will serve a rural hinterland, means that it would not be advisable to designate Bar Hill as a Rural Centre or Minor Rural Centre Northstowe is the more logical location for additional service provision.

5989 - The W Scambler Trust
5988 (Land North of Rose & Crown Road, Swavesey)
5990 (Land West of 18 Boxworth End, Swavesey)

Object

Qualifying criteria for Rural Centres are too prescriptive and that too few settlements have been so designated. Too great an emphasis has been placed on existing characteristics, rather than the potential of settlements. Swavesey would have met the required standards if it had been considered. It has good facilities and services and good communications which will be further improved once the transport system along the Cambridge-St Ives railway line is operational. Swavesey only failed on account of the population being 500 under the chosen threshold. This is a factor which could be altered should the village be selected for further growth. Inappropriate for it to be classified a Group village, it should be a Rural Centre, or a further category of settlement introduced.

Paragraph 1.17 of the Adopted Structure Plan states that "Rural Centres will generally have a population of at least 3,000". It is considered that a population of 3,000 is required to support the level of services and facilities that is associated with a Rural Centre. If a lower threshold than this were adopted it might result in the designation of villages where the viability of the services and facilities necessary to be designated as a Rural Centre was more at risk. It is therefore considered that Swavesey should not be identified as a Rural Centre or Minor Rural Centre.

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5992 - Barker Parry Town Planning (Beech Tree Farm, Shepreth Road, Foxton) Object

With reference to paragraph 3.8: It is perverse to say the least that villages which were assessed for development suitability via the 2004 adopted Local Plan are now deemed to be "at the margins of sustainability". They have not changed in the last few years and if that is truly the case it could apply to most of South Cambridgeshire. It is unrealistic and unreasonable to ignore the social and economic capital already invested in these villages in this fashion.

The Structure Plan strategy is aiming to turn around a development strategy from one which spreads development across the villages of South Cambridgeshire to one which focuses development in and on the edge of Cambridge and at a new town at Northstowe. The Structure Plan carries with it a residue of development allocations from the former strategy and allows for some continued small scale development in villages. It would be contrary to the development strategy set out in the structure plan to provide for additional developments in the villages that were identified as Rural Growth settlements.

6109 - Humo Holdings (Land at Strawberry Farm, Great Abington) Object

The qualifying criteria in Rural Centres are too stringent. The emerging Local Plan should take a more holistic approach to developing sustainable communities. In particular, the plan should reflect the existence of major employment centres such as Granta Park. The designation of Great Abington as a Group Village is illogical given that Granta Park employing 2,300 people to within walking/cycling distance. Our client's land at Great Abington (edged red on the accompanying plan) represents an ideal location for sustainable residential development. Consideration should be given to representations submitted by January's on CS7, CS8 and CS19.

Agree that guidance contained in Structure Plan paragraph 1.17 may have been applied in an over prescriptive way in arriving at the original list of Rural Centres. A revised approach to Rural Centres policy is proposed as set out in the Recommendations section. It is considered that Great Abington is not an appropriate village for consideration as a Rural Centre or Minor Rural Centre. The settlement has a very limited range of facilities, with only one shop/post office and it is considered that the village does not serve a local hinterland beyond the village itself. In mid-2002 the population of the village was 840. It would be contrary to the guidance given in Policy 1/1 and paragraph 1.17 of the Structure Plan to designate a settlement of this size as a Rural Centre or Minor Rural Centre.

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6129 - Ashdale Land & Property Consultants	Object	The key criteria are far too simplistic and fail to acknowledge that local facilities and amenities can only be improved, if sustainable growth is encouraged. We are fundamentally concerned that insufficient villages have been identified as Rural Centres, and the quantifying criteria in Rural Centres are too stringent. This links into January's general representation regarding CS19 and CS21 in relation to the assessment of housing need within the district.	Agree that guidance contained in Structure Plan paragraph 1.17 may have been applied in an over prescriptive way in arriving at the original list of Rural Centres. A revised approach to Rural Centres policy is proposed as set out in the Recommendations section.
1395 - Gamlingay Parish Council	Support	Gamlingay Parish Council (GPC) supports the four key criteria identified on page 18. GPC suggests the rural selection criteria based on population be increased from 3,000 to 4,000 population, with the exception of Fulbourn (due to its obvious proximity to Cambridge City and in the interests of developing in a sustainable way). This proposed amendment would not have any adverse affect on the results of the study, and clarifies that development should be channelled to the main population centres identified, with associated key criteria.	Paragraph 1.17 of the Adopted Structure states that "Rural Centres will generally have a population of at least 3,000..." This clearly implies that settlements with a population of less than 3,000 cannot be excluded from consideration as Rural Centres. It is therefore not appropriate to impose a threshold population of 4,000, as this would contradict the intention of Structure Plan with regard to what the minimum population of a Rural Centre might be.
2935 - Papworth Everard Parish Council Planning Committee	Support	We support these criteria in general. Currently the population of Papworth Everard is below 2000, however the allocated housing and further developments could increase it to 3000 before 2016. The village needs time to consolidate and develop as a community. In recognition of the exceptional rate of growth (approx 350% in 20 years) and the contribution it has made, and is continuing to make, towards the housing needs of South Cambridgeshire, Papworth Everard should be exceptionally excluded from being considered as a Rural Centre in the lifetime of this LDF.	Whilst the high growth rates in housing and population, and the need for the village to develop as a community, are acknowledged, consider that it would not be appropriate to exclude Papworth Everard from consideration as a Rural Centre for the duration of the LDF period given that it will reach a population of 3,000. However, Papworth Everard is not proposed as a Rural Centre or Minor Rural Centre in the Rural Centres DPD. It is considered that Papworth Everard is too close to Cambourne, which will be proposed as a Rural Centre, for designation as a Rural Centre or Minor Rural Centre to be appropriate.

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3490	Support Fulbourn should be designated as a Rural Centre capable of taking peripheral development to assist with the provision of community services/facilities in a strictly limited number of locations.	It is proposed that Fulbourn should be removed from the list of Rural Centres and designated as a Minor Rural Centre, as representations indicate that the level of services and facilities generally fall below the level of those in other Rural Centres, particularly the fact that the branch surgery is only part time, the library facility is very limited and the village is not well related to a secondary school. If these considerations are taken into account, Fulbourn cannot be considered to meet the Village Facilities Key Criterion. Fulbourn would therefore only meet two of the Key Criteria (Public Transport Accessibility and Local Employment Opportunities) set out in the Preferred Options Report.
		In spite of these considerations, Fulbourn nevertheless can be said to have a reasonable range of shops in the village and there is evidence to suggest that it does perform a role in serving the needs of the quite remote rural area to the east and south-east of Cambridge. It is therefore proposed for inclusion as a Minor Rural Centre. In Minor Rural Centres, it is proposed that developments up to small estate level (25 dwellings) will be permitted within the village framework, although the acceptability of any developments of a scale above group level (8 dwellings) will be dependent on existing facilities being improved. Policy P1/1 of the Structure Plan identifies a sequential approach to development within Rural Centres, with previously developed land within the Village Framework being afforded the highest priority, followed by other land within the existing settlement, followed by brownfield land on the periphery of the settlement, and finally greenfield land on the periphery. Peripheral development is therefore very unlikely to be acceptable in Fulbourn, particularly in view of the fact that the village is surrounded by Green Belt

4896	Support Fulbourn's selection as rural centre.	land. It is proposed that Fulbourn should be removed from the list of Rural Centres and designated as a Minor Rural Centre, as representations indicate that the level of services and facilities generally fall below the level of those in other Rural Centres, particularly the fact that the branch surgery is only part time, the library facility is very limited and the village is not well related to a secondary school. If these considerations are taken into account, Fulbourn cannot be considered to meet the Village Facilities Key Criterion. Fulbourn would therefore only meet two of the Key Criteria (Public Transport Accessibility and Local Employment Opportunities) set out in the Preferred Options Report. In spite of these considerations, Fulbourn nevertheless can be said to have a reasonable range of shops in the village and there is evidence to suggest that it does perform a role in serving the needs of the quite remote rural area to the east and south-east of Cambridge. It is therefore proposed for inclusion as a Minor Rural Centre. In Minor Rural Centres, it is proposed that developments up to small estate level (25 dwellings) will be permitted within the village framework, although the acceptability of any developments of a scale above group level (8 dwellings) will be dependent on existing facilities being improved.
1936	Support	Support noted.
5694	Support the identification of Histon and Impington as a Rural Centre.	
6516 - Histon & Impington Village Society		
6134 - Martin Grant Homes Ltd		
6137 - Harcourt Developments Ltd.		
5706 - Freshwater Estates Ltd. (Land at 41 Mill Lane, Sawston)	Support	Support noted.
Designation of Sawston as a Rural Centre is supported.		

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5999	Support	Identification of Sawston as a Rural Centre is supported, given its size, status and the range of existing services and facilities available. However, some peripheral expansion on the northern edge of the town should be promoted.	Sawston is one of a string of villages which extends south from Cambridge. Coalescence between Stapleford, Gt Shelford and Cambridge has already occurred and great care needs to be taken to ensure that the relatively narrow green belt between Stapleford and the A505 in which Sawston now sits is not eroded. The northern edge of Sawston is relatively exposed on its northern approaches and development would adversely affect the character of the setting of Cambridge in which Sawston sits. Furthermore changes to the green belt and development on the scale proposed is not required as there are sustainable locations outside the green belt which are able to meet the development needs of the Cambridge Sub-Region.
5926 - The Davison Group	Support	Para 5.3 The description of Cambourne as a Rural Centre is supported on the grounds that the existing infrastructure can adequately accommodate significant additional growth.	Support noted. There is a planned strategy for securing the services, facilities and infrastructure at Cambourne which will be enhanced by requiring the additional development to contribute towards the additional needs of the larger community.
4039 - Eltisley Parish Council 6155 - Martin Grant Homes Ltd 6154 - Harcourt Developments Ltd.	Support	Support the identification of Cambourne as a Rural Centre.	Support noted.

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5870 5873	Support	Support Fulbourn correctly being identified as a Rural Centre particularly as it easily fulfils three of the four Key Criteria.	It is proposed that Fulbourn should be removed from the list of Rural Centres and designated as a Minor Rural Centre, as representations indicate that the level of services and facilities generally fall below the level of those in other Rural Centres, particularly the fact that the branch surgery is only part time, the library facility is very limited and the village is not well related to a secondary school. In spite of these considerations, Fulbourn nevertheless can be said to have a reasonable range of shops in the village and there is evidence to suggest that it does perform a role in serving the needs of the quite remote rural area to the east and south-east of Cambridge. It is therefore proposed for inclusion as a Minor Rural Centre.	Remove Fulbourn from list of proposed Rural Centres and add the village to the list of proposed Minor Rural Centres, as detailed in the Recommendation section.
5791 5817 (Large site at Mingle Lane and Hinton Way, Great Shelford) 5906 5818 (Large site at Mingle Lane and Hinton Way, Great Shelford) 5880	Support	Identification of Great Shelford/Stapleford as a Rural Centre is supported, given its size, status and the range of services and facilities available. Peripheral expansion on the eastern side of Great Shelford and at Stapleford is warranted. This site could provide much needed further housing development, including affordable housing.	Support for Great Shelford/Stapleford's designation as a Rural Centre noted. However, it is not considered necessary to make further housing allocations in Great Shelford/Stapleford. It is considered that intensification at Cambourne is the most sustainable option for providing for homes that need to be accommodated in Rural Centres.	Policy P1/1 of the Structure Plan identifies a sequential approach to development within Rural Centres, with previously developed land within the Village Framework being afforded the highest priority, followed by other land within the existing settlement, followed by brownfield land on the periphery of the settlement, and finally greenfield land on the periphery. Peripheral expansion on the eastern side of Great Shelford is therefore unacceptable.

Decision on RC2 Selection of Rural Centres - Preferred Approach

Identify an additional category of settlement, that of Minor Rural Centres. Minor Rural Centres would be between Rural Centres and Group Villages in the settlement hierarchy. Minor Rural Centres would be those villages that, whilst failing to meet the criteria set out in the Structure Plan, nevertheless perform a role in terms providing services and facilities for a rural hinterland. In Minor Rural Centres, the acceptability of all developments of a scale above Group level would be dependent on existing facilities being improved. The maximum size of development permitted would be small estate level, i.e. up to an upper limit of 25 dwellings. No peripheral housing allocations would be made in Minor Rural Centres.

Revise approach to selection criteria. The Village Facilities criterion will look more fully at the range of provision of shops and services in the village, with the importance of the total floorspace of convenience foodstores in the villages being reduced. A less stringent approach will be taken to the application of the Public Transport Key Criterion. The role of settlements in providing for their hinterland, and the geographical spread of Rural Centres and Minor Rural Centres through the District will be considered. In addition, the effect of Northstowe on the function of individual settlements and proposed improvements to public transport provision will also be taken into account.

Rural Centres:

- 7 Cambourne
- 7 Sawston
- 7 Histon & Impington
- 7 Great Shelford & Stapleford

Minor Rural Centres:

- 7 Fulbourn
- 7 Melbourn
- 7 Linton
- 7 Gamlingay
- 7 Cottenham

6. The Housing Requirement and the level of development in Rural Centres

RC3 Scale of Additional Development in Rural Centres - Preferred Approach

2269 - Fulbourn Parish Council	Object	Fulbourn wishes to have reassurance written in the LDF that explicitly states should the Marshalls site not become available, its development should not be forced on Rural Centres.	The redevelopment of Cambridge Airport is a firm proposal in the recently adopted Cambridgeshire Structure Plan which runs until 2016. Development at Cambridge Airport therefore has more than 10 years to commence. However, should development at Cambridge Airport not take place, the strategy in the Structure Plan and in draft RSS14 are identical and provides the same sequential search basis for identifying locations for development. Further new towns, development in the market towns and at rural centres would all have to be considered unless there are other (unforeseen) reasons to plan for a different scale of development.
2268	Object	PPG3 was originally out of the picture, now its in. Also the council wants more homes than PPG3 requires which makes them look like they are in league with the developers, to build as much as possible for profit.	A revised Planning Policy Guidance Note 3 was adopted in 2001 with an emphasis on the re-use of previously developed land, and avoiding the inefficient use of land by avoiding densities which result in a net density of less than 30 dwellings/ha. The Council is required to take account of the guidance in planning policy guidance notes in determining applications.
4859 - Taylor Woodrow Developments Ltd 5193 - Laing Homes North Thames 5682 - Ely Diocesan Board	Object	Representations consider that the windfall total of 120 dwellings a year in villages for sites up to 7 dwellings is unrealistic.	South Cambridgeshire has historically achieved up to 200 houses a year by way of windfalls in villages. During the course of the Local Plan No. 2 Public Local Inquiry, the supply of housing windfalls in villages was scrutinised in some detail. The Inspector concluded that the supply of windfalls had been remarkably consistent (roughly 120 per year from sites of up to 7 dwellings and 80 per year from larger sites). 120 dwellings per year equates to about 1 dwelling per village per year and which is still considered to be justified by monitoring evidence.

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1038	Object	The LDF aims to provide a policy framework which will maximise the amount of development from all settlements but only in a way which is compatible with the scale, character and level of services to be found in each settlement. After Northstowe, Cambourne will be the second largest settlement in South Cambridgeshire which is planned to have a wide range of services and facilities.	Continue with the preferred approach to increase housing density at Cambourne.
988			
932			
2476	Development of Cambourne beyond 3,300 dwellings is strongly objected to. Residents feel totally let down having been given assurances that no further development would take place. The planned facilities and infrastructure were never designed to support further development.	The Cambridgeshire Structure Plan proposes that the potential for further development at Cambourne be investigated.	
5690			
3453			
4656			
4655			

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1937

Object In addition to the site of 1.4 hectares, the gardens at 59 & 61 Cottenham Road and the land behind for Cambridge, nor do they contribute to the setting and character of the village. The site is ideal for housing development and can contribute to the meeting of the housing targets for the Cambridge sub-area.

These houses stand on wide plots with other low density houses and undeveloped land to the east. They lie at the point where the built-up area gives way to a generally rural landscape on the north side of this part of Cottenham Road. They are appropriately included in the green belt which at this point contributes to the character of Histon which in turn contributes to the setting of Cambridge,

2814 (Land between Stonehill Road and Westfield Road)

Object Great Shelford is properly identified as a Rural Centre. As a result of the under-estimate in the need to allocate new sites for housing, a site at Great Shelford, at Cambridge Road, should be allocated for housing.

Rural Centres are the least favoured option in the sequence of locations for development set out in Structure Plan Policy P1/1. The villages of South Cambridgeshire are not the most sustainable locations for growth. Policy P1/1 states that "local plans may provide for a limited proportion of the overall development provision to take place at identified Rural Centres on a scale appropriate to the size, location and function of such centres, especially where it can make a contribution to the specified social and economic needs of those communities or groups of communities." It is considered that to allocate land for growth at Great Shelford would be not be a sustainable approach to providing for development at Rural Centres. Policy P1/1 identifies a sequential approach to development within Rural Centres, with previously developed land within the Village Framework being afforded the highest priority, followed by other land within the existing settlement, followed by brownfield land on the periphery of the settlement, and finally greenfield land on the periphery. The land at Cambridge Road is greenfield land outside the existing village framework boundary. If Great Shelford were considered as an appropriate village for there to be further housing allocations, the site proposed would not, by virtue of applying the sequential approach set out in Policy P1/1, be selected as being appropriate.

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2831 - Cambridge Water Company
(Land between Teversham Road
and Cow Lane, Fulbourn)

Object
Cambridge Water Company supports the identification of Fulbourn as a Rural Centre. On the basis of an under-provision of necessary housing to achieve Structure Plan totals, an allocation for housing in Fulbourn is justified on the identified site.

Development at Cow Lane Fulbourn would have an adverse impact on the rural character of that part of the village. In addition, development at Cambourne can meet the outstanding housing requirement for the villages by increasing densities in its remaining phases to the minimum recommended in PPG3 without taking any more land for development.

2823 - McCann Homes Limited

Object
1. The plan should not rely on increasing development densities on residual sites to meet housing allocations.

Guiden Morden is not a village with a better range of services. Increasing the density of development at Cambourne to the minimum density recommended in PPG3 will ensure that development occurs in a more sustainable location without taking any additional land for development.

2. Instead of increasing densities in the stated settlements it would be more appropriate to allocate some limited development to the rural areas in general. Some of the better served villages, such as Guiden Morden could provide suitable sites for some of this development.

2565 - FPDSavills

Object
We do not consider the figure of 366 additional dwellings to be found in the District is realistic given the unrealistic nature of the work undertaken in the Urban Capacity Study. In any case the Council will need to await the outcome of the Cambourne Enhanced Appeal.

There is no evidence to suggest that the small windfall rate should be reduced below the predicted rate for the remaining years of the plan period. The study already takes a conservative view based on examination of past rates. Based on the variety of sources of capacity, and high land values, it is likely that small windfalls will continue to be completed. A plan monitor and manage approach will be taken, to monitor completion rates, to ensure sufficient numbers are coming forward. The designation of rural centres will not impact on the small windfall rate, as such sites will be permitted in all types of village, on varying scales.

3422 (Land West of Cambourne)

Object

- The Objection relates to the failure of the LDD;
the Master Plan
1. To make an efficient use of housing land within the Master Plan
 2. To promote average housing density greater than 30 dwellings per hectare
 3. To identify a fourth neighbourhood to the west of the existing Master Plan to enable provision of greater range of facilities including a secondary school and improved public transport services. Cambourne would become a more sustainable settlement than is currently planned.
 4. To identify a site for park and ride facility, and an enlarged employment area.

Cambourne has been planned as 3 linked villages.
1. The Structure Plan proposes that most new development must be located in, and on the edge, of Cambridge or at Northstowe, which are all more sustainable locations for development than Cambourne. The Preferred Options Report proposes that an appropriate response to the need to reflect the sustainability objectives of PPG3 in the future development of Cambourne can be addressed by increasing the density of development to 30dph in the remaining phases which will secure substantial additional development without the need for additional greenfield sites.

Investigate with the County Council the possibility of developing a rural interchange at Cambourne.

2. Treating 30dph as an average will allow for greater variety in development. However, if Cambourne is to continue with the theme of 3 linked villages, densities which the Structure Plan considers more appropriate to highly accessible, well serviced town locations would not be appropriate.

3. The proposed location for a fourth neighbourhood to the west of Cambourne was rejected as allocation for development by the Secretary of State on the recommendation of his Planning Inspector as part of the process for selecting a site for Cambourne. This location was judged by the Inspector there to be "strong objections to its development", recording that is an essential part of a wide and open landscape of considerable character and was too far from Cambridge to meet its development needs. This is borne out by a residents survey undertaken in 2002 which shows that only 40% of residents work/study in Cambridge. Commuting to London in particular is made easy by the proximity of Royston and St Neots railway stations.

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4. An enlarged employment site is not necessary to serve Cambourne and employment sites serving a wider area would best be developed as strategic employment sites on the edge of Cambridge or at Northstowe where substantial additional development is planned. A rural interchange may be appropriate at Cambourne provided that it could be demonstrated that it would not undermine conventional bus services serving the A428 corridor.

3635 - Histon & Impington Councils 3126	Object	Impington 1 land (rear of Impington Lane) has not come forward for development during previous plan periods. It now lies in an area identified by the Environment Agency as having a moderate risk of flooding and should be struck from the list.	Noted. This will be reviewed as part of the preparation of the draft LDF policies, which will include seeking the views of the Environment Agency.	Review allocation.
3734 - GO-East 3733 - GO-East	Object	There is a lack of a clear chain of conformity between documents, specifically between the Core Strategy and the Rural Centres DPD. There is a lack of clarity about how the preferred option identified in the Rural Centres DPD Preferred Options Report will be carried forward into the Local Development Framework.	Agreed. Rural Centres will be included as an integral part of the Core Strategy DPD when submitted to the Secretary of State.	Include policies on Rural Centres in the Core Strategy DPD.

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3846 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford)

Object

Para 6.8 refers to provision for development on the edge of Rural Centres, where there is insufficient capacity within the built up area for development or redevelopment. Our site provides sufficient capacity for redevelopment. It is a previously developed brownfield site, and its redevelopment accords with national planning policy. It would also reduce the need to develop on existing greenfield sites.

The Structure Plan strategy aims to focus new development in and on the edge of Cambridge and at a new town at Northstowe. Development in villages is to be limited. Whilst some development could be permitted in Rural Centres, the Preferred Options Report proposes to focus any significant additional development at Cambourne which will be one of the most sustainable villages in South Cambridgeshire. Duxford does not have a sufficiently wide range of services and facilities to meet the Structure Plan's requirements for designation as a Rural Centre. Whilst development of the proposed site at Duxford would make use of a brownfield site, PPG3 does not make re-use of brownfield land irrespective of its location an over-riding planning objective. In this case Duxford is not a sufficiently sustainable village for the scale of development proposed.

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4918 - Cambridgeshire Recycling Object

The LDF is being prepared in the strategic context of the adopted Structure Plan 2003 which does not place any specific limits on the size of individual housing schemes that would be permitted within the Rural Centres. With regard to meeting the social or economic needs of communities which can only be satisfied as a result of limited additional development, we consider there is the opportunity at Gamlingay to rationalise and considerably improve currently unattractive uses and industrial processes on the edge of the village and provide housing, facilities and services etc, as part of a sustainable and well designed village extension.

The Structure Plan strategy aims to focus new development in and on the edge of Cambridge and at a new town at Northstowe. Development in villages is to be limited. Whilst some development could be permitted in Rural Centres, the Preferred Options Report proposes to focus any significant additional development at Cambourne which will be one of the most sustainable villages in South Cambridgeshire. Gamlingay does not have a sufficiently wide range of services and facilities to meet the Structure Plan's requirements for designation as a Rural Centre. Whilst development of the proposed site close to Gamlingay would make use of a brownfield site, PPG3 does not make re-use of brownfield land irrespective of its location an over-riding planning objective. In this case Duxford is not a sufficiently sustainable village for the scale of development proposed. In addition, Gamlingay is not well located to serve the development needs of Cambridge and the objection site is poorly related to Gamlingay itself, occupying a prominent location in the countryside.

5240
5316

Object

This matter is addressed in our comments on the Core Strategy (The LDF is being produced in the strategic context of the Structure Plan 2003. This does not place any specific limits on the size of individual housing schemes that would be permitted in the Rural Centres. It is therefore unnecessary to refer to different types and hence sizes of housing schemes. Support the approach in principle but do not support the effect of this approach in practice - once applied it effectively restricts peripheral development to only one settlement, at Cambourne.)

Contrary to the views of the objector, the Structure Plan does place limitations on development at Rural Centres. Firstly, the context for the policy on Rural Centres is the over-arching Structure Plan objectives for the Cambridge Sub-Region to focus new development in and on the edge of Cambridge and at the new town of Northstowe. 10,400 houses are to be provided in those locations. 9,600 houses are to be provided in villages principally because of commitments carried forward from existing plans (which were reviewed in the context of this Structure Plan as part of Local Plan No. 2) and planning permissions as well as to allow for 'windfall' development. As a consequence the Structure Plan concludes that "Over 80% of the expected development in the category covering Market Towns, PENS, Rural Centres and elsewhere has already been committed and thus the expectation is that there will be a limited requirement for new sites." It is for the District Council to decide in its LDSF how to take these matters forward. The Preferred Options Report does allow for housing estate scale development at Rural Centres where it can make best use of previously developed land as well as by increasing densities - the same approach as at Cambourne. Rather than treating Cambourne differently, Cambourne is being treated the same as other Rural Centres where peripheral development would also not be permitted.

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4670 - Cambs County Council
Property & Procurement
Department (Hill Farm, Sawston)
2828 - Dencora/Helical Bar

Object

Sawston is properly identified as a Rural Centre. Its role can be strengthened by the allocation of land for a mixed scheme of housing, employment and open space on its northern side. That would also bring with it the opportunity to construct a local relief road, which has had some support in the past from the local community. RC3 will prevent future logical extensions coming forward. Given doubt over achieving housing numbers, site at Sawston would be a logical extension.

Sawston is one of a string of villages which extends south from Cambridge. Coalescence between Stapleford, Gt Shelford and Cambridge has already occurred and great care needs to be taken to ensure that the relatively narrow green belt between Stapleford and the A505 in which Sawston now sits is not eroded. The northern edge of Sawston is relatively exposed on its northern approaches and development would adversely affect the character of the setting of Cambridge in which Sawston sits. Furthermore changes to the green belt and development on the scale proposed is not required as there are sustainable locations outside the green belt which are able to meet the development needs of the Cambridge Sub-Region.

4688 - Countryside Properties
(Special Projects) Plc

Object

Failure to consider alternative options for accommodating the 700 units proposed within Cambourne and to consider the merits of Cambourne expansion - development within the existing masterplan area is not the only option for accommodating that new housing - for example, through additional property planned growth.

The Structure Plan strategy is aiming to turn around a development strategy from one which spreads development across the villages of South Cambridgeshire to one which focuses development in and on the edge of Cambridge and at a new town at Northstowe. The Structure Plan carries with it a residue of development allocations from the former strategy and allows for some continued small scale development in villages. The outstanding housing requirement for development can be met sustainable at Cambourne as suggested by the Structure Plan EIP panel by increasing development densities to just 30 dph without taking any more land for development.

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<p>4760 4758 - Atkins Property Developments Ltd</p>	<p>Object Disagree. The option presupposes that the settlements (including Cambourne) and housing allocations identified in the option are acceptable and sustainable in planning terms. Bar Hill is considered to be more sustainable than Cambourne. The draft policy is not worthy of policy status because it seeks to prejudice or fetter the Council's ability to consider later development control issues.</p>	<p>Any requirement for additional development in rural areas can be met at Cambourne by increasing development to the 30dph minimum recommended by government in PPG3 without taking additional land for development. Bar Hill does not have the services and facilities that are provided or planned to be provided as part of the Section 106 agreement at Cambourne.</p>
<p>5255 - Swavesey IDB</p>	<p>Object Foul water from Cambourne currently discharges into the Uttons Drove Sewage treatment works, which in turn discharges treated effluent into a tributary of the Swavesey Drain, which crosses the boards area. The board is most concerned that the 700 proposed additional dwellings at Cambourne, combined with the proposed effluent from Northstowe, will exacerbate flooding. The board is aware that Anglian Water Services Ltd are currently in discussion with the Environment Agency concerning these matters, but is concerned at the length of time that discussions have taken to achieve this and will continue to oppose any development that proposes to discharge treated effluent into the Swavesey drain system via any new or existing sewage treatment works.</p>	<p>Lengthy discussion/negotiations to resolve development issues are not unusual and it is encouraging that discussions between Anglian Water Services Ltd and the Environment Agency are in hand. Planning permissions will not be granted until these discussions are completed and in the full knowledge of the views of the Internal Drainage Board.</p>

irement and the level of development in Rural Centres

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5775 - Persimmon Homes (East Midlands) Ltd

Object

Inappropriate for the residual housing requirement still to be identified in the rural area to be directed entirely at Cambourne, particularly in view of RC1. Rolling forward existing Local Plan allocations is questioned - these should be reappraised. Other Rural Centres identified or others that merit identification, such as Waterbeach, could derive greater benefit from a housing allocation in terms of promoting rural sustainability.

The Structure Plan proposed that existing housing allocations be reviewed. That review was undertaken as part of the completions of Local Plan No. 2. The few sites that remain in the Local Plan will provide for the transition to take place between the old strategy which scattered development across a number of villages to the new strategy which focuses development in and on the edge of Cambridge and at Northstowe. Identifying a large number of Rural Centres where significant residential development would be permitted would be fundamentally in conflict with the new Structure Plan strategy. Waterbeach has been assessed as part of the Rural Centre strategy and has been found to lack the necessary services and facilities as well as having no effective rural catchment area to serve. Even if Waterbeach were identified as a Rural centre, the objections does not suggest that any specific social and economic needs of the local community which would justify development.

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5705 - The Masters and Fellows of Pembroke College

Object to the lack of housing allocations in the Rural Centres. This is based on inaccurate assumptions through the lack of proper scrutiny of previously developed land through the UCS, over reliance of Local Plan 2004 allocations and an overestimate of housing likely to come forward from other sources. Linton in particular is capable of accommodating peripheral growth; College land interests abutting the NE of the village could satisfy any shortfall in housing land supply.

The Structure Plan proposed that existing housing allocations be reviewed. That review was undertaken as part of the completions of Local Plan No. 2. The few sites that remain in the Local Plan will provide for the transition to take place between the old strategy which scattered development across a number of villages to the new strategy which focusses development in and on the edge of Cambridge and at Northstowe. Identifying a large number of Rural Centres where significant residential development would be permitted would be fundamentally in conflict with the new Structure Plan strategy. Linton has been assessed as part of the Rural Centre strategy and has been found to lack the necessary services and facilities. Even if Linton were identified as a Rural centre, the objections does not suggest that any specific social and economic needs of the local community which would justify development. Linton may have a role as a service centre which because of the limited range of services that are available is being proposed as a Minor Rural Centre where service providers would be encouraged to provide or maintain their services to serve surrounding villages, but that significant development would not be encouraged.

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5731 - Dixon International Group Ltd (Land North of Brewery Raod, Pampisford)

Object

Our site at Brewery Road, Pampisford, as previously developed land, has qualities suitable to promote it as a housing allocation. Its proximity and close association with Sawston, the largest village identified as a Rural Centre renders it appropriate for consideration. Previously developed land should take precedence over greenfield allocations. The services and facilities of Sawston are within easy walking/cycling distance.

Whilst Sawston is proposed as a Rural Centre where the redevelopment of significant brownfield sites would be permitted, Dixons International is located in Pampisford which is a small village. The firm provides a valuable source of local employment which is within close proximity of much of its workforce. Whilst the preferred approach to development in small villages such as Pampisford would permit development which makes best use of a previously developed site, this site is of such a scale that it is greater than the flexibility intended by the policy. The use of the site for employment will have relatively little impact on the village compared to a substantial new housing estate. With the exception of the proposed medical centre at London Road, the services and facilities in Sawston are focussed in or north of the village centre which is located over 1 kilometre from Dixons International and is not within easy walking distance.

5800 - Westbury Homes Ltd

Object

Residual housing should not be directed entirely to Cambourne at the expense of other established rural settlements. Appropriate levels of new housing development should be directed to other Rural Centres to deliver early benefits. Policy conflicts with CS1 which seeks to bring about improvements in the relative sustainability of individual villages or groups of villages;

The objective of the Structure Plan is to turn around a policy of developing in villages to focussing development in and on the edge of Cambridge, and in a new town at Northstowe. Any requirement for additional development in rural areas can be met at Cambourne by increasing development to the 30dph minimum recommended by government in PPG3 without taking additional land for development.

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<p>5928 - The Davison Group (Land between Cambourne and Papworth Everard) 6139 - Martin Grant Homes Ltd (Land between Cambourne and Knapwell) 6140 - Harcourt Developments Ltd. (Land between Cambourne and Knapwell)</p>	<p>Object to the scale of additional development at the Rural Centres. Omission of reference to additional development at Cambourne to the north of the A428. Cambourne represents a sustainable location for additional development in accordance with the sequential approach to development in PPG3, on a principle public transport route into Cambridge and will provide an element of self containment. Need for additional flexibility in the Council's approach e.g. in identifying certain Rural Centres as suitable for additional peripheral development is evident from the deliverability issues arising from the high level development required to 2016 and 2021 and issues around implementation of Northstowe.</p>	<p>1. Cambourne has been planned as 3 linked villages. The Structure Plan proposes that most new development must be located in and on the edge of Cambridge or at Northstowe which are all more sustainable locations for development than Cambourne. The Preferred Options Report proposes that an appropriate response to the need to reflect the sustainability objectives of PPG3 in the future development of Cambourne can be addressed by increasing the density of development to 30dph in remaining phases which will secure substantial additional development without the need for additional greenfield sites. 2. The proposed location for development north of the A428 was rejected as allocation for development by the Secretary of State on the recommendation of his planning inspector as part of the process for selecting a site for Cambourne. This location was judged by the Inspector there to be "overwhelming objections" to its development recording because of its impact on an area of attractive landscape and damage to wildlife habitats.</p>
<p>5838 5871 5874 5828 - P B Moore & Sons</p>	<p>Residual housing should not be directed entirely to Cambourne. Inappropriate, particularly in view of the first objective of RC1. The direction of appropriate levels of development to other settlements in the District, in particular, Graveley, is considered to be capable of delivering suitable successes, in preference to further development at Cambourne only.</p>	<p>After Northstowe, Cambourne will be the largest villages in South Cambridgeshire. A very thorough assessment has been undertaken of the services and facilities that are available in the villages and Cambourne scores well. There is a planned strategy for securing the services, facilities and infrastructure at Cambourne which will be enhanced by requiring the additional development to contribute towards the additional needs of the larger community. Villages such as Cottenham do not have the capacity in their services to accommodate significant additional development and the scale of development for example to deliver a second primary school would be very significant indeed.</p>

Representations

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5907 (Land East of Hinton Way, Great Shelford)

Object

Appropriate scale of growth, commensurate with the Rural Centres categorisation can only be provided by designating land outside the existing village framework boundaries. Amend village framework to include land off Mingle Lane/Hinton Way, Great Shelford - is considered ideal for further growth, which could be achieved with detriment to village amenity.

The Structure Plan proposed that existing housing allocations be reviewed. That review was undertaken as part of the completions of Local Plan No. 2. The few sites that remain in the Local Plan will provide for the transition to take place between the old strategy which scattered development across a number of villages to the new strategy which focuses development in and on the edge of Cambridge and at Northstowe. Additional development of any significance in villages is not necessary and would make the strategy less sustainable than the Structure Plan proposes. The objection site is currently designated as green belt and its role is to limit development at Gt Shelford/Stapleford in order to protect the character of the villages and countryside as part of the setting of Cambridge.

5927 - The Davison Group

Object

The absence of an easily accessible secondary school is a disadvantage to the sustainability of Cambourne. Given that confirmed development at Cambourne is committed, it is recommended that the final target numbers of dwellings be increased to such an extent that the centre could justify the establishment of a secondary school. It is acknowledged this would necessitate expansion beyond the planned boundaries, but the increased sustainability is considered to be of over-riding importance.

Secondary School provision for Cambourne at a size of 3,300 dwellings has been funded and provided in full at Comberton. Providing a secondary school at Cambourne would require some 6,000 additional dwellings which would make Cambourne as large as Northstowe. Such a strategic level of growth should have been identified in the Structure Plan and subjected to scrutiny as part of the wider consideration of major development in the Cambridge Sub-Region. Since the objective of the Structure Plan strategy is to focus development at the heart of the Sub-Region (in and on the edge of Cambridge or at Northstowe), there can be no support for major development some 10 miles distant from Cambridge at Cambourne in this plan.

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5929 - The Davison Group	Object	Annexe C Para 1.23. Given that Cambourne is recommended to be a Rural Centre with a population in excess of 3,000, then it seems unreasonable to state that the wish is to retain the character as a village; rather than one of a market town. Commensurate with the proposed classification must come a proposed expansion to create a fully sustainable settlement to accord with other Rural Centres.	Cambourne has been planned as 3 linked villages and even with an increase in development as a result of increasing densities, Cambourne will still comprise 3 linked villages. Its designation as a Rural Centre and even allowing for some extra 700 dwellings by raising the density of development of remaining phases to 30dph will not cause it to have the character of a Market Town. The level of development necessary to support a secondary school to accord more fully with the Rural Centre policy would be so great that it need to have been included in the Structure Plan, would be less sustainable than the proposed locations for major growth proposed in the Structure Plan and would not be consistent with Cambourne's designation as a Rural Centre where limited additional development might be appropriate.
6102 - Martin Grant Homes Ltd (Land NE of Impington) 6103 - Centex Strategic Land (Land NE of Impington)	Object	Omission of reference to additional development on the eastern side of Histon to the north of Impington Lane. Histon is a sustainable location for additional development in accordance with PPG3, and will provide an element of self containment. LDF artificially limits the number of options to meet the required number of dwellings in the Plan period, which in turn reduces the prospects of meeting the overall housing requirements of the Sub-Region. Need for additional flexibility in the Council's approach e.g. in identifying certain Rural Centres as suitable for additional peripheral development is evident from the deliverability issues arising from the high level development required to 2016 and 2021 and issues around implementation of Northstowe.	Any requirement for additional development in rural areas can be met at Cambourne by increasing development to the 30dph minimum recommended by government in PPG3 without taking additional land for development. The objection site lies within the Cambridge Green Belt and plays a role in limiting the expansion of Impington. The villages in the green belt are an important part of the present setting of Cambridge and large scale expansion would not be appropriate.
4325 - Cambridgeshire County Council	Support	The approach is supported as these sites will contribute to the sub-region housing total.	The County Council's support for rolling forward the housing allocations at Histon/Impington and for increasing the density of development to 30dph at Cambourne is noted.

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4451 - RLW Estates	Support	Consistent with the comments set out in relation to RC2. We support the Council's view that expansion of Cambourne outside the existing urban framework would be wholly inappropriate.	Support Noted
4652 - Toft Parish Council	Support	The Council have no objection to an enlarged Cambourne providing that the highways infrastructure in the area is developed and improved to accommodate increased traffic levels.	Support noted. Plans to further improve the A428 are well advanced and the Council will use its best endeavours to ensure that the road improvements go ahead as soon as possible.

Decision on RC3 Scale of Additional Development in Rural Centres - Preferred Approach

Develop the preferred approach in to a policy in the Rural Centres DPD, as modified.

Appendix 4

Urban Capacity Study

Urban Capacity Study
Public Participation Report

Chapter 1: Introduction

Representations

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Chapter 1: Introduction

Chapter 1: Introduction

5673 - Willingham Parish Council

Comment

With regard to paragraph 1.2: The original concept of Northstowe as a town of six to eight thousand homes seems to have been lost with suggestions that it might now be in excess of ten thousand. It is going to put huge pressure on local communities if Northstowe is allowed to expand to this size. The LDF should address this issue and cap the town at an absolute maximum of eight thousand homes. The plan should go further in restricting development to the south of the existing railway line and establishing permanent green belts between the new town and the surrounding villages. If more homes are needed they should be provided in another new town location built on a similar scale.

The Urban Capacity Study does not indicate the eventual size of Northstowe, and only refers to figures from the Structure Plan.

4181 - Cambridgeshire County Council

Comment

Executive Summary

Table of details

This section (or alternatively, Chapter 10 Conclusion) would be improved by the inclusion of a table which disaggregates the total capacity of 2971 dwellings in "rural areas" into its different elements (existing allocations, large windfalls etc). The table could also include details of how the 20000 dwellings 1999-2016 add up (showing completions 1999-2003; strategic sites etc)

Agree.

Include tables of housing figures in final version to improve clarity.

4184 - Cambridgeshire County Council	Comment	Para 1.2 Role of UCS Agree that the UCS, through its assessment of the capacity of rural areas (villages), has an important role in showing whether the overall LDF strategy is robust and deliverable - in terms of providing 20000 dwellings 1999-2016	Noted.
4186 - Cambridgeshire County Council	Comment	General support for the methodology used.	Noted.
2493 - FPDSavills	Comment	It is normally of course the case that UCS's look at housing land availability very largely with an urban focus, but including those village settlements with sizeable populations. South Cambridgeshire obviously by its very physical nature does not conform to this stereotype. However, given the inevitability of widening the search beyond normal urban confines, it is therefore essential that any identified housing capacities are still both realistic and viable in rural localities given the national and regional emphasis on sustainable development (which many local authorities in policy terms normally in the determination of actual planning applications choose to define as only primarily large urban areas).	Noted. The study does attempt to identify viable opportunities on a sustainable scale inline with the settlement hierarchy.

Chapter 2: Existing Commitments

Review of existing Local Plan 2004 Housing Allocations

4188 - Cambridgeshire County Council 1422 - John Martin & Associates 5830 - P B Moore & Sons	Comment	The Local Plan 2004 housing allocations should be reviewed in line with the settlement hierarchy proposed in the LDF.	The UCS includes Local Plan 2004 allocations as they are an important source of capacity in the years up to 2006. As the LDF plan period runs from 1999 to 2016 it is important they are included in the housing capacity figures.
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Review of other existing Local Plan 2004 Allocations

3832 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford)	Comment	WE object to the last sentence of para 2.3 as our site has not been considered within the UCS.	There are a number of reasons why this site was not considered in the UCS. 1) It is outside the village framework 2) it is a very large site adjoining a group village, so development would be above the scale examined 3) it is an existing employment site still in active use.
1468 - Cambridge City Council Property & Building Services (Land north of Fen Road, Cambridge)	Object	a) We object to the fact that allocation CNF2 in the 2004 Local Plan has not been considered as offering potential for residential development because this is clearly one of the principal uses proposed for this site. b) We object to the fact that part of allocation CNF6 from the 2004 Local Plan has not been considered as offering some potential for residential development in the Urban Capacity Study. The site, as shown on the attached plan, is considered suitable for residential development.	The UCS specifically examines the requirement for 9600 at villages by the Structure Plan. Cambridge Northern Fringe East is included in the edge of Cambridge sites, examined separately in the housing land supply calculations in the Core Strategy.

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Existing Housing Commitments

4192 - Cambridgeshire County Council	Comment	It is important to make clear what has been counted in capacity results.	The role of the County Council in providing planning monitoring is acknowledged. In preparing the final version, the Council will work in partnership to ensure the most accurate information is utilised, and further detail is included where practical.	Include a breakdown of type of sites included in sites with planning permission.
4191 - Cambridgeshire County Council				
4189 - Cambridgeshire County Council				

Chapter 3: Small Windfalls Assessment

Chapter 3: Small Windfalls Assessment

3713 - House Builders Federation	Comment	<p>The use of past rates this must take into account the extent to which past rates are likely to be replicated in the future. It will not be acceptable to refer to past rates from, say the early 90's, if trends since then have been generally downwards and these rates are unlikely to be replicated in the future. We will be looking for a sensible and realistic approach. Similarly with regard to existing permissions and what may become allocations in the emerging LDF.</p> <p>It will not be acceptable to rely on past rates to justify future allowances if, at the same time as projecting past rates forward as future allowances, a large stock of sites are identified through the urban capacity study (UCS) and become allocations in the emerging LDF. Clearly sites, which are identified through the UCS and then allocated for development in the LDF cannot, by definition, come forward unexpectedly as windfalls which they might have otherwise done had they not been identified.</p>	Noted.
3722 - House Builders Federation	Comment	<p>The text demonstrates that 45% of past small windfall completions between 1999-2003 were Greenfield developments. It also correctly states that paragraph 3.36 of PPG3 advises that no allowance should be made in development plans for Greenfield windfalls. The HBF accepts that it is correct for the L.A. to review its existing land allocations as part of the Local Plan process. However, it does not consider that it is appropriate for such sites to be identified and counted towards the potential brownfield land supply within the UCS itself.</p>	<p>Housing allocations are proposed to be rolled forward from the Local Plan 2004. They provide an important element of the land supply particularly for the years up to 2006. They are not included in the windfall figure, but are retained as a separate element of supply.</p>

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1420 - John Martin & Associates 2525 - FPD Savills 5835	Object	The small windfall rate is too high, as the number of remaining sites available will diminish.	There is no evidence to suggest that the small windfall rate should be reduced below the predicted rate for the remaining years of the plan period. The study already takes a conservative view based on examination of past rates. Based on the variety of sources of capacity, and high land values, it is likely that small windfalls will continue to be completed. A plan monitor and manage approach will be taken, to monitor completion rates, to ensure sufficient numbers are coming forward. The designation of rural centres will not impact on the small windfall rate, as such sites will be permitted in all types of village, on varying scales.
5834 - P B Moore & Sons 5201 - Laing Homes North Thames	Object		

Figure 1: Non-estate Completions in South Cambridgeshire 1991 - 2003

4194 - Cambridgeshire County Council	Comment	Para 3.1	Noted.	Para 3.1 Figure 1: First footnote should state no monitoring survey was carried out in 2000.
5150 - Ramblers' Association Cambridge Group	Comment	Para 3.3	The UCS focuses on development potential within village frameworks. The aim to locate development where it will make best use of previously developed land is an objective of the core strategy.	

Figure 3: Small windfall completions inside or outside village frameworks 1999 - 2003

4195 - Cambridgeshire County Council	Comment	Para 3.5 The use of a "yardstick" approach in estimating small site windfalls to 2016 is supported in principle. However the UCS should outline how the 87%:13% yardstick for sites inside/outside village frameworks was derived.	It is unclear how further detail could be provided on this issue.	
4196 - Cambridgeshire County Council	Comment	Para 3.5 It needs to be made clear that some of the 1573 dwellings small site capacity will be achieved through sites already with planning permission at 31/3/2003 – see comment re 2,4 above	Agreed	Provide further analysis on existing planning permissions and relationship with small windfalls.
3833 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford)	Comment	We object to para 3.5 as it only takes into account small windfalls within village frameworks, and fails to take into account previously developed sites outside of the village frameworks.	There a number of reasons why this site was not considered in the UCS. 1) It is outside the village framework 2) it is a very large site adjoining a group village, so development would be above the scale examined 3) It is an existing employment site still in active use.	

Chapter 4: Large Sites Assessment – Study Area

Chapter 4: Large Sites Assessment – Study Area

4633 - Bayer CropScience Ltd	<p>Comment Para. 4.1 The urban capacity study needs to be updated to include windfall brownfield development opportunities that have been identified out of the consultation process.</p>	<p>Windfall brownfield development opportunities have been addressed within village frameworks, following the methodology detailed in the study. Redevelopment of major sites in the countryside would need to be addressed strategically through the core strategy.</p>
5697 (Land South of Clay Close Lane, Impington) 5707 - Freshwater Estates Ltd. (Land at 41 Mill Lane, Sawston)	<p>Comment Sites, if included in the framework, should contribute to the urban capacity study.</p>	<p>The UCS will be updated to reflect frameworks proposed in the submission LDF. If sites are included their capacity will be considered.</p>

Type 1: Rural Growth and Limited Rural Growth villages

<p>6499 - The Ely Group of Internal Drainage Boards</p>	<p>Comment Many of the villages in the north of the south cambridgeshire site area are within or in areas which drain into internal drainage districts.</p> <p>The internal drainage board must be consulted on all such development proposals and measures taken to protect each district from any adverse effect of new developments.</p>	<p>Relevant bodies would be consulted as part of planning applications.</p>
<p>5678 - Willingham Parish Council</p>	<p>Object With reference to paragraph 4.3: The LDF defines Rural Centres, Rural Growth and Limited Rural Growth Villages but does not appear to quantify what might be expected from these locations over the plan period. In the case of Willingham, there has already been a huge expansion in the population with very little new investment in infrastructure. The plan should address village growth targets and investment and ensure the two are properly balanced. Further details are attached overleaf.</p>	<p>While the urban capacity study illustrates existing housing allocations within the village of Willingham, further allocations are not proposed. It has not been selected as a rural centre, and the number of dwellings coming forward as windfalls is likely to be limited, as indicated in the UCS. The need for additional services and facilities to meet the needs of new developments is dealt with in the core strategy.</p>

Type 2: Group Villages

<p>3839 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford)</p>	<p>Comment Para 4.4 is unclear; does it seek to exclude the redevelopment of residential sites for residential development? We also object to the arbitrary use of thresholds, a scheme should be assessed on merit.</p>	<p>Paragraph 4.4 is referring to the brownfield site exception not including intensification of residential. The intention of the policy is to support specific redevelopment of a brownfield opportunity. This is reflected throughout the study.</p>
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Type 3: Infill Villages

4796 - Thriplow Parish Council	Comment	With reference to paragraphs 4.6 to 4.8: Support the above, particularly with reference to the villages of Thriplow and Heathfield.	Support for the approach noted.
4822 - Arrington Parish Council 4031 - Caxton Parish Council	Comment	Support for current village frameworks and protection of village environment.	The village frameworks will be designated through the Core Strategy.
5726 - Dixon International Group Ltd	Comment	We object to the lack of assessment of infill villages beyond Heathfield. Other brownfield opportunities exist. This representation should be read in conjunction with our representation on UCS - Sources of Capacity.	Infill villages have been appraised, as capacity would be included in the small windfall rate. This reflects the scale of development that would be permitted by the settlement strategy.

The Countryside

3840 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford)	Comment	We object to the approach that no potential capacity outside frameworks has been addressed. The results of the UCS results have no regard to contributions some sites could make. Our site should be considered for a residential led development.	There a number of reasons why this site was not considered in the UCS. 1) It is outside the village framework 2) it is a very large site adjoining a group village, so development would be above the scale examined 3) It is an existing employment site still in active use.
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Chapter 5: Large Sites Assessment – Sources of Capacity

Chapter 5: Large Sites Assessment – Sources of Capacity

5204 - Laing Homes North Thames	Comment	Para 7.5 The Council has applied the "population of at least 3,000" criteria too rigidly when identifying Rural Centres.	This issue is addressed in the Rural Centres document.
5209 - Laing Homes North Thames	Comment	It is clear from the inset maps that a substantial amount of land has been identified for large windfall sites. We have concerns about the sites which have been identified. We consider 550 dwellings optimistic given that many sites will be in multiple ownerships and in terms of their appropriateness from a planning point of view and recently adopted policies about levels of affordable housing that may be required on such sites.	The potential difficulties in developing an intensification sites are acknowledged in the very low discounted rate. Policy changes, including revisions to PPG3, and the resulting higher densities becoming more acceptable in planning terms, hence the slightly higher annual rate from this source predicted than in the past.
5727 (Land at 17 Whitcroft Road, Meldreth)	Comment	Site should contribute to urban capacity of Meldreth.	The UCS will be updated to reflect frameworks proposed in the submission LDF. If sites are included their capacity will be considered.

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Previously Developed Vacant and Derelict Land and Buildings

3831 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford)
 3829 - Huntsman Advanced Materials

Comment

Windfall brownfield development opportunities have been addressed within village frameworks, following the methodology detailed in the study. Redevelopment of major sites in the countryside would need to be addressed strategically through the core strategy.

4198 - Cambridgeshire County Council

Comment Para 5.2

A number of the sites identified in the National Land Use Database of Previously Developed Land are not suitable to include in this study. In particular Chesterton Sidings, and Oakington Barracks, which are included further up the residential search sequence, and are covered elsewhere in the LDF.

The use of NLU-D-PDL data in identifying potential capacity is supported. However the final sentence "where appropriate these are incorporated into the study" leaves the reader unclear whether all or just some of the NLU-D-PDL sites have been considered in the discounting process. In general it is better to look at all NLU-D-PDL sites (and discount where necessary), rather than to "pre-exclude" sites at the outset.

4199 - Cambridgeshire County Council

Comment Para 5.3

Given the requirements of PPG17, and the results of the Recreation Study, it would be inappropriate to widen the source to include recreation grounds etc.

Greenfield and PDL
 In line with Government guidance, SCDC consider potential supply from "vacant land not previously-developed" (i.e. Greenfield sites). However SCDC make a distinction between recreation grounds, allotments, parks and informal playspace (which they exclude from consideration), and other types of greenfield site. THIS APPROACH IS NOT SUPPORTED. IT WOULD BE BETTER TO CONSIDER ALL POTENTIAL GREENFIELD CAPACITY (USING THE PPG3 DEFINITION OF GREENFIELD/PDL, AND NOT A LOCAL VARIANT), AND THEN DISCOUNT IF NECESSARY (AFTER APPLYING THE USUAL TESTS INCLUDING THE SEQUENTIAL APPROACH), RATHER THAN TO "PRE-EXCLUDE" TYPES OF SITE AT THE OUTSET.

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Redevelopment / Conversion of Commercial Land / Buildings

6592 - Dixon International Group Ltd	Comment The lack of assessment of employment sites is criticised.	A policy is in place in Local Plan 2004, and proposed in the Core Strategy, to protect local employment. It would be inappropriate and unpredictable to survey all sites given the tests this policy creates.
3724 - House Builders Federation	Comment It is stated that in the years 1991 – 2003, 8 former employment sites came forward. Based upon this, the Council suggests that 182 dwellings may come forward from this source between 2003 and 2016. The HBF queries given policy EM8 in the Local Plan, which heavily restricts the ability of employment sites being utilised for other land uses, whether such a number will be capable of being achieved in the future.	Whilst a policy protecting employment land does limit redevelopment for housing, it does include tests that could allow this under certain circumstances. Given the significant windfalls from this source in the last 12 years, in the remaining 12 years of the plan period it would be unrealistic to assume no sites will meet these tests. The figure reflects past rates, and an awareness of sites that have potential to meet the test and provide significant capacity. A plan monitor and manage approach will be taken, to monitor completion rates, to ensure sufficient numbers are coming forward as windfalls to meet requirements.

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4204 - Cambridgeshire County Council	Comment Para 5.4-5.7	<p>The interaction between policies to increase housing supply (on PDL), and the protection of land in villages in existing business use is obviously crucial to any UCS. The "yardstick" approach based on historic data, that is used by SCDC to estimate future capacity, seems reasonable although the capacity yield of 182 dwellings 2003-2016 is rather low.</p> <p>The consequences of this figure need to be reflected elsewhere in the LDF:</p> <ul style="list-style-type: none"> a) it means that existing business land in villages will need to play a role in providing premises that reflect changing/modern business requirements. b) the potential redevelopment of existing business land in villages should be taken into account when testing the indicative land take-up estimates set out in Table 2.2 of the Structure Plan. 	<p>The figure reflects past rates, and an awareness of sites that have potential to meet the test and provide significant capacity. Redevelopment of employment land for other types of employment is covered by policies in the Core Strategy of the LDF. Table 2.2 in the Structure Plan should reflect the net position with regard to development of employment land.</p>
3866 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford) 3864 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford) 4635 - Bayer CropScience Ltd	Comment		<p>Windfall brownfield development opportunities have been addressed within village frameworks, following the methodology detailed in the study. Redevelopment of major sites in the countryside would need to be addressed strategically through the core strategy.</p>
5728 - Dixon International Group Ltd	Comment	<p>The UCS housing land supply predictions are fundamentally flawed. UCS only considered estate scale commitments from Local Plan 2004, and therefore only focussed on Heathfield. Other brownfield opportunities exist.</p>	<p>The UCS includes all estate scale commitments. However, in infill and group villages only appropriate sites up to a certain scale were included, given the constraints of settlement policies in the local plan, and proposed in the LDF.</p>

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Intensification of Housing Areas

6440 - Toft Parish Council	<p>Comment</p> <p>Urban Capacity Study, Page 11, Clauses 5.8-5.16, the Council feels that the distance required between developments is likely to deter applications from residents who wish to make suitable use of larger areas of land surrounding their property and suggests that this either be reduced or not stated in the guidance.</p>	<p>The distances between dwellings utilised in the LDF are not planning policy, but are considered reasonable for assessments of capacity. Actual proposals would be tested against policies in the Local Plan, and in due course the LDF.</p>
3731 - House Builders Federation	<p>Comment</p> <p>This source is dependent upon the precise nature and characteristics of sites. A number of factors will mean that it is not always either possible or appropriate to realise such higher rates of delivery as those envisaged. The level of discounting that is applied is considered crucial. Many householders will be unwilling to sell parts of their gardens for new development. This appears to form the bulk of this potential category of supply, which are in multiple-ownership. It is not apparent whether an increase above past delivery rates is realistic given the constraints acknowledged in the text. Additionally, are there going to be policies in the Local Plan that could hinder the capacities for these sites (e.g. backland development, neighbourhood amenity policies, planning gain requirements e.t.c.).</p>	<p>The potential difficulties in developing an intensification sites are acknowledged in the very low discounted rate. Policy changes, including revisions to PPG3, and the resulting higher densities becoming more acceptable in planning terms, hence the slightly higher annual rate from this source predicted than in the past.</p>

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Redevelopment of Existing Housing – b) Single House in Large Garden:

4206 - Cambridgeshire County Council

Comment Para 5.19

Redevelopment of car parks implies that car parks have not gone through the assessment/discounting process. Our comment is the same as made for para 5.2, that it would be better to assess all sites (and discount where necessary), rather than to "pre-exclude" sites at the outset. Ditto for open space sites

Village car parks were excluded because they offer significant local amenity. Many villages serve a larger rural hinterland were access by public transport is limited.

Farms within Village Frameworks

3728 - House Builders Federation

Comment

The HBF accepts that it is correct for the L.A. to review its existing land allocations as part of the Local Plan process. However, it does not consider that it is appropriate for farmyard sites to be identified and their capacity for 145 dwellings to be counted towards the potential brownfield land supply within the UCS itself.

The figure quoted indicates how many dwellings have been developed from the source of farms within village frameworks since 1991. The sites identified from this source for the remaining years of the plan period could potentially yield 40 dwellings, and are discounted down to 10 dwellings, making it a minor source of capacity. The village framework separates the built up area of the village from the countryside. The area and buildings within should therefore be examined for capacity.

Chapter 6 : Large Sites Assessment – Identifying Sites

Chapter 6 : Large Sites Assessment – Identifying Sites

3865 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford)

Comment We object to the arbitrary thresholds for housing development; applications should be determined on their merits and the quantum of development should be informed by a merits-based assessment.

Thresholds are utilised in the Local Plan, and proposed in the Core Strategy of the LDF to ensure development is restricted to a sustainable scale relative to the location.

Chapter 7: Large Sites Assessment – Calculating Capacity

Chapter 7: Large Sites Assessment – Calculating Capacity

3712 - House Builders Federation Comment it is important, when dealing with yield that the policy dimension is factored in. There is no point making assumptions that high densities will be achievable in settlements where such development would be wholly out of character and subject to vociferous local objection. Existing policies, and the extent to which they need to change or remain the same in the emerging LDF policy framework must be factored into this yield assessment.

The policy dimension of yield is factored into the discount rates.

3716 - House Builders Federation Comment Any development involving demolitions should not be counted as part of the housing supply, apart from any net additions component.

Reflected in paragraph 5.19 of the UCS, capacity is considered at net rather than gross.

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Density

2528 - FPDSavills

Comment We accept the density figure of 30 dwellings per hectare and the higher figure of 40 dwellings per hectare for Histon/Impington and Sawston.

Noted.

5151 - Ramblers' Association
Cambridge Group

Comment Para 7.3 & 7.4

Increased housing density will lead to increased demand for informal recreational facilities, especially access to the surrounding countryside. Additional rights of way should be created, and existing ones protected and maintained as attractive recreational corridors. Large site assessments should include existing and potential availability of off-road access to the surrounding countryside.

Policies on openspace provision in the Local Plan and proposed in the LDF aim to ensure sufficient openspace provision for new developments.

Frequency of Public Transport Service

5152 - Ramblers' Association
Cambridge Group

Comment Para 7.6

In selecting sites for development, consideration should be given to the possibility that increased population will itself encourage improvements in public transport.

Noted, this is acknowledged in the LDF Core Strategy.

Chapter 8: Large Sites Assessment – Discounting Capacity

Chapter 8: Large Sites Assessment – Discounting Capacity

5210 - Laing Homes North Thames Comment Para 8.8 recognises many "intensification of housing areas" sites may have significant constraints. We consider that the discounted rate of 10% is still too high given the significant contribution made by rear gardens. Therefore the figure 550 is considered too optimistic and a figure of 225 more realistic.

The potential difficulties in developing an intensification sites are acknowledged in the very low discounted rate. Policy changes, including revisions to PPG3, and the resulting higher densities becoming more acceptable in planning terms, hence the slightly higher annual rate from this source predicted than in the past.

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Developability

3715 - House Builders Federation	Comment	Site constraints in terms of highway access suitability, tree preservation orders, site contamination, conservation policies e.t.c. e.t.c. might have a significant bearing on the actual capability of these sites to come forward.	The discounted rates take account of the fact that many of the sites identified will not come forward for a variety of reasons.
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4207 - Cambridgeshire County Council	Comment	Para 8.2 Involvement of the development industry The House Builders Federation (HBF) in their publication "Realising Capacity" consider that many urban capacity studies fail to adequately reflect the views of the development industry, in terms of the types of sites considered and the discounting assumptions made. The SCDC UCS should outline how the commercial sector has been involved in assessments of "developability" and "market viability": at present this is not clear.	The consultation on the draft UCS has provided the opportunity for input from the development industry.
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Market viability

3718 - House Builders Federation	Comment	Studies need to determine whether previously developed sites are available, deliverable and acceptable in public terms. The Local Planning Authority will always remain the final arbiter of public acceptability, but the industry is an essential component in providing the necessary 'reality check?' to all three elements of the process.	The discounted rates take account of the fact that many of the sites identified will not come forward for a variety of reasons.
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Policy constraints

2802
1279 - British Horse Society
(Cambridgeshire)

Comment Include Rights of Ways as a potential constraint to development.

Agree that Rights of Way should also be listed as a potential constraint. Examination of sites against ROW maps does not lead to the conclusion that discount rates should be adjusted. In most cases routes could be incorporated into new developments.

3732 - House Builders Federation

Comment There are no easy brownfield sites left in most urban areas. Those obvious or easy sites have already been developed in recent years. The majority of the sites which could potentially be developed on brownfield sites in coming years will be far from straightforward to develop and will involve creative and innovative technical and design solutions and require difficult policy decisions to be made if they are to be delivered.

The discounted rates take account of the fact that many of the sites identified will not come forward for a variety of reasons.

Discounted Rates

3711 - House Builders Federation

Comment It is important that discount rates are realistic and that the development industry has had some direct input in assessing the viability and desirability of potential development sites. Furthermore, regard should be had to up to date ownership issues (numbers of owners, owner's intentions for sites e.t.c.). This is actually the most important part of the UCS process, as assumptions need to be realistic, rather than just the identification of a theoretical capacity.

The consultation on the draft UCS has provided the opportunity for input form the development industry.

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Farms within Village Frameworks

4208 - Cambridgeshire County Council

Comment Para 8.12

Development of farmyards SDCDC state that in the past, farms within village frameworks have proved to be a significant source of new housing. It might be better if the discounted rate reflected the policy stance to be taken towards the re-development of farms for housing, rather than the 25% rate based on three farms identified in the study. It could be that the constraints listed are particular to these sites, and are the main reasons that they have not been developed in the past

The discounted rate is slightly higher than the intensification source, after consideration of the constraints. However, due to the limited number of sites the impact of amending the discount rate would be minor.

Chapter 9: Large Site Survey – Results

Figure 4: Large Site Survey – Housing Capacity By Village

2534 - FPDSavills	<p>Comment We consider the Council has not identified Rural Centres appropriately given Paragraph 1.17 within the Structure Plan. In addition, we have serious concerns about the identification of large windfall sites in the larger villages given the need for proper planning and a realistic view on site assembly and delivery.</p>	<p>Selection of rural centres is dealt with in the Rural Centres document. The discounted rates provide a realistic view on the number of sites that will actually come forward. A plan monitor and manage approach will be taken, to monitor completion rates, to ensure sufficient numbers are coming forward as windfalls to meet requirements.</p>
3019 - Papworth Everard Parish Council Planning Committee	<p>Comment Of the three areas indicated within Papworth Everard and shown on the map in Appendix 5: site '42' is heavily wooded and '39' is indicated as informal playspace in the Recreation Study.</p>	<p>Site 39 should be deleted from recreation study, as it does not perform that function. Site 42 site constraints are considered through the discount rate.</p>
3826 - Huntsman Advanced Materials (Land South of Rectory Road, Duxford)	<p>Comment It may be of relevance that immediately to the SE of site '528' an area of 1.642ha has been granted permission for change from B1 business to residential use.</p> <p>The capacity of our site as part of a residential-led redevelopment scheme should be identified as an allocation and included within Figure 4.</p>	<p>There a number of reasons why this site was not considered in the UCS. 1) It is outside the village framework 2) it is a very large site adjoining a group village, so development would be above the scale examined 3) It is an existing employment site still in active use.</p>

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Testing

4209 - Cambridgeshire County Council

Comment Para 9.2-9.4

Noted.

Windfalls

The testing of the capacity results against historic housing completions data is very useful. However the key result - that the capacity estimate of 42 dwellings pa from large windfalls is (in strategic terms) not substantially different from the 61 dwellings per annum completed in the 1991-2003 period - ought to be given more prominence. Figure 6: First footnote should state no monitoring survey was carried out in 2000

Chapter 10: Conclusion

Chapter 10: Conclusion

1423 - John Martin & Associates	<p>Comment Our clients consider that the conclusions of the study in paragraph 10.1 & 10.2 should be amended such that the total number of dwellings likely to be developed from windfalls in the remaining years of the plan period be reduced from 2123 to 1850. The capacity arising from the review of Local Plan 2004 Allocations should be amended from 1748 to 1132 at the end of March 2003.</p>	<p>The capacity of Local Plan 2004 allocations at the time of the study is accurate. There is no evidence to suggest the capacity figures should be reduced. A plan monitor and manage approach will be taken, to monitor completion rates, to ensure sufficient numbers are coming forward as windfalls to meet requirements.</p>
4211 - Cambridgeshire County Council	<p>Comment Para 10.2 Updating The County Council's Research and Monitoring Team has (in Oct 2004) revised its estimate of dwellings built 1999-2003 to 2762. The UCS should be revised accordingly.</p>	<p>This change is significant, as it means an extra 157 dwellings have been completed. There a significant consequential changes for the study, and other documents in the LDF. It provides even greater support for the core strategy approach to housing allocations.</p>
4212 - Cambridgeshire County Council	<p>Comment Para 10.1/10.2 Clarification These paragraphs may give the impression that the highlighted figures (2123, 1748, 2605, 4064) are mutually exclusive categories that all contribute to meeting the Structure Plan housing requirement. Additional text is required to explain that some of the permissions are already counted within the 2123 figure (as small sites). It should also be explained that not all of the 4064 dwellings with permission can be expected to be built in the 2003-2016 period. See also comments for 2.4 and for Exec Summary above</p>	<p>Agreed that there is potential for double counting, that must be avoided. The outstanding planning permission figure includes in the order of 330 small windfalls. This should be taken off the small windfalls capacity. Given the additional completions identified, the impact on the LDF Core Strategy is minimal. The Core Strategy interprets housing requirements, and includes a 10% non-implementation allowance.</p>

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2541 - FPD Savills
5887 - D H Barford & Co
5212 - Laing Homes North Thames

Comment The Council's windfall estimate is too low.

There is no evidence to suggest the capacity figures should be reduced. A plan monitor and manage approach will be taken, to monitor completion rates, to ensure sufficient numbers are coming forward as windfalls to meet requirements.

Appendix 5: List of Urban Capacity Maps

Appendix 5: List of Urban Capacity Maps

2258 - Gamlingay Parish Council 1392 - Gamlingay Parish Council	Comment	The identification of rejected options may well encourage applications as departures from the adopted document. Reference to doubts about the site known as Impington 1 and numbered 436 have already been mentioned under other sections.	Issues are dealt with through similar representation to Core Strategy. Identification of all possible sites, and then applying a discounting process, complies with government best practice guidance 'Tapping the Potential'.
1472 - Cambridge City Council Property & Building Services (Land north of Fen Road, Cambridge)	Comment	We object to the fact that land within the built up area of Cambridge has not been considered as part of the urban capacity study, with the exception of Cambridge Northern Fringe West. We suggest that land at Chesterton Sidings should be included in the urban capacity study and also land within other allocations in the built up area of Cambridge eg. CNF6. We believe the land shown on the attached Plan would be suitable for residential development for the reasons set out in the full representation attached.	The UCS specifically examines the requirement for 9600 at villages by the Structure Plan. Cambridge Northern Fringe East is included in the edge of Cambridge sites, examined separately in the housing land supply calculations in the Core Strategy.
3049 - Great Shelford Parish Council	Comment	Many of the sites shown in Gt Shelford have substantial numbers of trees which provide a valuable wildlife habitat. As the surrounding farmland is intensively farmed, the building in large back gardens would adversely affect the local biodiversity especially as a rural growth settlement we are to accommodate densities of 40 houses per hectare.	Such considerations must be considered on a site by site basis through the planning applications process. Such considerations are built into the discounting process.

Representations**Nature Representation Summary****District Council's Assessment****Approach to Draft DPD**

2257 - Gamlingay Parish Council 1391 - Gamlingay Parish Council 1390 - Gamlingay Parish Council 1886 - Sawston Parish Council 2485 2472	Comment Objections to inclusion of sites: 190, 192 (Gamlingay); 275, 276, 278, & 280, 484, Land south of The Baulks (Sawston). Support inclusion of Site 513 (Sawston).	Identification of all possible sites, and then applying a discounting process, complies with government best practice guidance <input type="checkbox"/> Tapping the Potential <input type="checkbox"/> . If particular sites are removed because of constraints that exist, this would effectively be discounting twice, which would undermine the process of the study. Constraints can be considered in detail through the development control process, and some sites identified may not come forward for development due to reasons detailed in the discounting section of the UCS.
5295 - Thriplow Parish Council	Comment Area 525 identified as a housing allocation now has planning permission and should be identified as such. The permission also includes a landscaping area to the west which will continue the western boundary of Area 479 to the A505. Area 479 is identified as a site with planning permission. This site has now been developed.	Prior to submission of the LDF, the UCS will be updated to reflect current information available.
5740 (Land at Station Road, Linton)	Comment Site at Station road should contribute towards capacity.	Although this site is within the village framework of Linton, it is currently in employment use. It would need to pass the policy tests on loss of rural employment, before it could be redeveloped for housing. Any capacity from this site would therefore be included in the commercial windfalls figure detailed in the study.
5909 (Land East of Hinton Way, Great Shelford) 5892 (Land at 12 Cabbage Moor, Great Shelford) 5946 (Land either side of Hinds Loder (Track), Fulbourn) 6000 (Land NW of 11 Cambridge Road, Great Shelford)	Comment Sites outside village frameworks are proposed to be included as capacity: Land adjacent to Trinity House, Cambridge Road, Great Shelford; Land at Home End, Fulbourn; land off Hinton Way/ Mingle Lane, Great Shelford; camping and caravan site, Shelford Road Great Shelford;	The study focused on areas within the village frameworks. Changes to frameworks are considered through the Core Policies. The UCS will be updated to reflect frameworks proposed in the submission LDF. If sites are included their capacity will be considered.

Appendix 5 Recreation Study

*Recreation Study
Public Participation Report*

1. Introduction

1. Introduction

1. Introduction

3967 - English Nature, Bedfordshire and Cambridgeshire Team

Comment Whilst English Nature has no objection to the Recreation Study as such, it is surprised to see that there is no mention of access to nature conservation areas or improving the biodiversity of recreational areas which seems to be a missed opportunity. English Nature would wish to see biodiversity maximised in sports pitches and related facilities with measures such as appropriate planting of native species and the introduction of bat/bird boxes etc. In addition the concept of green infrastructure, which is dealt with comprehensively in the Area Action Plans, should also be mentioned in this Study, showing how green spaces can be linked with green corridors to create a network of habitats within an urban area.

Biodiversity is dealt with through the Biodiversity Action Plan. Policies proposed in the LDF will also seek improvements to biodiversity as part of new developments, which will include openspaces.

4810 - Ashwell (Barton Road) Limited

Comment Para 1.1

Clearly the study has been based upon locally generated demand. Objection is raised to this. The study should have considered the possibility of a requirement for a sub-regional facility in Cambridge such as could be provided at Barton Road South.

The recreation study did focus on locally generated demand, and was not a study of the whole Cambridge Sub-Region. Any large scale facility will need to be located in an appropriately accessible location, and considered against policies in the LDF.

2428

Support

Pleased to see that this document exists, and that provision for Sport, Recreation and Play, having been ignored for so long, is now being planned for.

Support noted.

2. Methodology

2. Methodology

4963 - Sport England

Object

The methodology of the Recreation Study is objected to as it is not considered to be adequate for use when determining developments that would result in the loss of, or prejudice to, playing fields. I would expect the next review of outdoor sports provision to be undertaken in accordance with Sport England's methodology. Sport England recommends that playing pitch assessments and audits be reviewed at least every three years. In view of the strong interrelationship between users and facilities in Cambridge and South Cambridgeshire and in view of the proposed level of growth within and around Cambridge, a joint assessment of playing pitch provision for both districts should be prepared.

It is agreed that frequent reviews of the recreation study are required, to ensure both the audit and assessment of need reflects current circumstances.

Officers have worked in discussion with Cambridge City Council on production of the recreation study. Standards vary between the two areas due to their nature and character.

Sport England will be consulted in future reviews of the study, to make adjustments to the methodology where they are appropriate, and can result in improvements.

Characteristics of South Cambridgeshire

2774

1274 - British Horse Society (Cambridgeshire)

Object

South Cambridgeshire has a fragmented bridleway 'network' which makes walking and riding very difficult.

Footpaths and bridleways were not directly addressed by the recreation study. They are primarily addressed by the County Council, although there are other policies in the LDF which relate to countryside access, particularly through the Area Action Plans.

The Outdoor Playspace Audit

<p>3707 - House Builders Federation</p>	<p>Comment</p> <p>The HBF queries the appropriateness of excluding primary school facilities and pitches from the calculations. Particularly given that the text states in paragraph 2.19 that the NPFA Six Acre Standard advocates inclusion of school pitches and those in educational ownership where community usage is secured by written agreement.</p> <p>Whilst it is acknowledged that school facilities are primarily to serve the needs of their pupils, it is a fact that they are often utilised by their wider communities, particularly during evenings and weekends. Although the schools can always choose to end such arrangements, it is unlikely that they will usually do so due to the likely negative impacts on local community spirits and school income.</p>	<p>The community use of primary school pitches has not been secured through written agreement, and are therefore not included in calculations. Whilst the community input from some primary schools is acknowledged, the limitations on usage detailed in the report means that it would be inappropriate to consider them as contributing fully to provision, and this included in land supply calculations.</p>
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The Recreation Needs Assessment

4808 - Ashwell (Barton Road) Limited	Comment Para 2.56	The report suggests there are no significant shortages of cricket pitches because many clubs use college pitches. Our own investigations reveal that clubs do not like these arrangements because they cannot make their own investment to improve facilities and could not obtain grants even if the college were to agree. Many major clubs want their own grounds for these reasons.	This paragraph refers to the Cambridge City Council Playing Pitch Assessment 1999. The need for additional cricket facilities has been identified in the study.
1985 - Cottenham Parish Council	Object	2.71, reference to a 1/3 size artificial turf pitch at Cottenham. Where is it to be sited and why this size if more space available? 2.74, no reference to Cottenham. There has been talk recently of re-introducing tennis courts why has this not been mentioned?	These paragraphs reflect priorities of relevant sport governing bodies, and queries should be addressed to them.
2780 1276 - British Horse Society (Cambridgeshire) 1275 - British Horse Society (Cambridgeshire)	Object	Bridleways which allow riders to ride shorter as well as longer distances are sorely needed. Other equestrian facilities such as cross country courses, arenas are not mentioned at all. The questionnaire distributed to parish councils failed to include any of the facilities enjoyed by equestrians.	The focus of the recreation study was village playspace facilities. Countryside uses such as horse riding were not included.
3700 - Histon & Impington Parish Councils	Object	The assessment ignores skateboarding (and BMX) as sports. There is a need for provision of facilities for this in larger settlements. There should be a (permanent) skate park provision available within a mile of a population centre greater than 2,000 people. The assessment also ignores the need for District wide provision for other sports, including both indoor sports (badminton et al) and indoor/outdoor sports (archery etc.). The focus on football, tennis, bowls etc should not be at the cost of ignoring all others.	Skateboarding facilities were considered as childrens play facilities, and included in the audit and the survey of need. It was mainly larger villages that indicated a need for a skateboarding facility. An assessment of indoor facilities has not been included in this study.

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5008 - Sport England	Object	<p>With reference to paragraph 2.42 to 2.46: With specific reference to synthetic turf pitch provision and the Facilities Planning model (FPM), reference is made to the county-wide assessments (1998). It should be acknowledged that a later national assessment was carried out in 2002 using a more refined set of parameters. This assessment identified Cambridge as a priority for additional "weekend" provision (ie meeting informal training requirements) rather than formal weekend pitch needs for competitive hockey. Whilst no specific reference was made to South Cambs, it should be acknowledged that any additional provision in Cambridge might meet some of the need generated within South Cambs District. Sport England therefore objects to this section of the study on the grounds of accuracy.</p>	<p>Agree that the study should reflect the most up to date evidence available, and reference should be made to the 2002 study.</p>	<p>Include reference to 2002 study on synthetic pitch provision.</p>
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3. Results and Analysis – Towards a Playspace Standard for South Cambridgeshire

A Standard for Informal Open Space

3702 - Histon & Impington Parish Councils

Object

The District Council argues for an open space requirement of an arbitrary 0.4 hectares per 1,000 head of population based on the lower of 0.4 to 0.6 range discussed under Chapter 3 "A standard for informal open space" picked to match the lowest of the local authority examples picked as good practice. With a Government requirement to increase housing densities from 25 to 30 dwelling per hectare, gardens will necessarily shrink to accommodate this. Therefore it will be essential to increase the informal open space available to compensate. The higher figure of 0.6 hectares per 1,000 population is considered more appropriate to attain the badge of "Good Practice".

The Recreation Study considered best practice examples both within the District and from other Local Authorities, and determined that 0.4ha. was the most appropriate standard for the District.

4. Conclusion

4. Conclusion

1047

Comment 1. More accessible countryside and less keep out signs.
 2. More linked up bridleways to support offroad cycling.
 3. Cambridgeshire needs a 'large' centre for offroad cycling. Preferably a woodland or forest.
 4. Cambridgeshire needs large open grassed heathlands. Preferably exposed to wind for wind based sports such as Power Kiting.

This issue relates to the Strategic Open space Study, being undertaken by Cambridgeshire County Council. The need for additional large open spaces in Cambridgeshire, particularly to meet the needs of the major new developments taking place, is acknowledged.

Decision on 4. Conclusion

Informal Open Space

2784
 1277 - British Horse Society (Cambridgeshire)

Object

Para 4.11 mentions footpaths (only for walking) but omits to mention bridleways (used by cyclists, riders and walkers) which are multipurpose and benefit a wider community group.

Agree that there may be opportunities to provide or improve bridleways as part of this aspect of open space, and this should be acknowledged in the study.

Include reference to bridleways in paragraph 4.11.

Open Space and Playspace and New Developments: Northstowe and The Urban Extensions

3966 - English Nature, Bedfordshire and Cambridgeshire Team

Comment

English Nature notes with interest that Cambridgeshire County Council, in partnership with the District Councils, have undertaken a study of Strategic Open Spaces in the County. It is understood that the intention is to develop a standard to suggest how much space is required to serve the needs of the population, and the quality of space that should be provided. English Nature promotes the concept of accessible natural greenspace and would suggest the adoption of 'Accessible green space standards'. In addition, we trust that the SOS incorporates protection of fragile habitats, and species vulnerable to disturbance, and addresses environmental capacity of identified areas.

Standards for strategic open space in Cambridgeshire will reflect local audits and assessments of need, as required by PPG17.

5149 - Ramblers' Association Cambridge Group

Comment Para 4.21-4.24

We welcome the consideration of "Strategic Open Space" as a desirable resource, and one whose supply should be augmented through the local planning framework. We are disappointed, however, that the Recreation Study document concentrates mainly on organised recreation using sites such as playing fields. More attention should be paid to facilities for country walking, which is Britain's most popular outdoor family activity.

Most strategic openspaces provide opportunities for country walking. Area action plans will also address opportunities to improve countryside access as part of major new developments.

APPENDICES

1. Villages Where Needs Assessment Demonstrated No Additional Need For Pitches

2423

Comment Cambourne may have theoretically enough provision, but so far no signs are being shown that planned provision will be met. For example, playing fields are some two years behind schedule, the cricket pitch will be unavailable until 2006 (despite planting in 2003), and the recently opened games area has been built with tennis courts that are below LTA sizing guidelines.

The objection relates to the timing of provision, i.e. trigger points. Any additional facilities can be triggered more carefully, i.e. to include a lead-in time, in any future Section 106 Agreement. Facilities required to be provided through the existing S106 Agreement are being negotiated with the developers as early as possible, but there have been some delays and the Council has taken appropriate action where necessary.

2. Villages With Inadequate Pitch Provision To Meet Local Need

1996 - Cottenham Parish Council	Comment	Cottenham has two cricket pitches, not one, we do have a junior football pitch, there is enough room on the recreation ground for an additional senior football pitch. Nobody has expressed an interest in a rugby pitch. Re mini-soccer can you identify where they are? Do they cover the same area as the junior pitch.	As reflecting in the study, the surveys took place over a time when changes were taking place in provision at Cottenham. An update is required to remove inconsistencies.	Re-survey Cottenham village to ensure consistency in the reoport.
6019 (Land East of Recreation Ground, Over)	Comment	It is noted that Over is identified as having a low open space provision and a need for a further football pitch. Such provision could be addressed by means of developer contributions in the event of planning permission being granted for further development. In the adopted Local Plan our client's land is allocated as open space. However, it is in a central position well served by footpaths and already adjoins an existing playing field. It is considered more appropriate if this land was allocated for further centrally located residential development, and the required football pitches (or required open space) provided on the outskirts of the village.	Large residential allocations are not required at group villages, as detailed in the Core Strategy Preferred Options Report. The central location, close to the existing recreation ground, makes this ideal for recreation purposes to serve the village.	
6020 (Land East of Recreation Ground, Over)	Comment			
2469	Support	Support need for additional sports pitches in Sawston.	Support noted.	
2998 - Papworth Everard Parish Council Planning Committee	Support	Papworth Everard Parish Council strongly supports the requirement for a MUGA in the village.	Noted.	

Representations**Nature Representation Summary****District Council's Assessment****Approach to Draft DPD****4. Parish Councils Requiring New Or Updated Pavilion Facilities**

2007 - Cottenham Parish Council	Object	It is our opinion that these facilities need a total rebuild not refurbishment. They are in a very poor state.	Refurbishment was seen as the appropriate response at time of survey. This will be reconsidered when the resurvey of Cottenham takes place.
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5. Villages Investigating New Play / Updated Play Facilities (At Time Of Survey)

2017 - Cottenham Parish Council	Comment	A new toddler area has been set up and in addition a new skateboard park has been opened these projects have been ongoing for 18 months and the Parish Council are suprised that they were not included in this report	The early stages of these projects were reported in the Annex 1 of the recreation study. The re-survey of Cottenham will include any new facilities.
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10. Outdoor Playspace Audit Summary

2908 - Steeple Morden Parish Council	Comment We suspect that the figure shown for Sport ha. erroneously includes the area of our Conservation Area, rather than just that of the Recreation Ground.	Agree.	Reduce area to reflect actual sports provision, and correct Steeple Morden map.
5958 (Land at Beech Tree Farm, North of Shepreth Road, Foxton) 6627 (Land at Beech Tree Farm, South of Shepreth Road, Foxton) 5961 (Land North of Kneesworth) 5991 (Proposed recreation ground West of Middlewatch, Swavesey) 6057 (Land North of Taylors Lane, Swavesey)	Comment Sites are proposed for residential development to facilitate provision of new recreation facilities.	Allocation of residential land outside village frameworks must be considered through the LDF Core Strategy.	

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Appendix 5A

Recreation Study: Annex 1

Recreation Study: Annex 1
Public Participation Report

Great & Little Abington

Representations

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Great & Little Abington

Great & Little Abington

5606

Comment Land in the middle of Magma Close, Great Abington, is described as an informal play space. I think it is important that this area is given some specific protection so that it can be retained for play activities.

Whilst the space will be offered protection by way of a policy protecting village recreation facilities, this space provides sufficient amenity to the village to warrant designation as a Protected Village Amenity Area.

Designate land in the middle of Magma Close, Great Abington as Protected Village Amenity Area.

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Arrington

Arrington

4819 - Arrington Parish Council	<p>Comment Although larger villages made returns, many of the smaller villages failed to make the return and so a true picture cannot be wholly given. Arrington made no return, but provide details of some areas of recreation and amenity space.</p>	<p>All Parishes have been consulted now at four stages: by the audit team; the needs survey; first draft; and the Consultation Draft.</p> <p>The village garden has the character of a formal park, including not allowing ball games. There does however appear to be a small formal play area on the site, which should be included.</p> <p>The focus of this study was play space. The need for a recreation ground in the village can now be noted.</p>	<p>Include children's play space at village garden as formal play space.</p>
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Bar Hill

Bar Hill

4876 4875 - Atkins Property Developments Ltd	<p>Comment Our development proposals for Bar Hill would address the shortfall of 2.8 ha of sports play space. We also object to SCDC identifying formal play space located on the main roundabout/major junction.</p>	<p>Major housing development proposals must be considered through the LDF Core Strategy.</p> <p>The site referred to is a purpose built skate park, and is shown correctly on the map.</p>	
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Caxton

Caxton

4034 - Caxton Parish Council	Object	Object to the outdoor playspace map for caxton as shown. There is a recreation ground area in Brockholt Road which has not been included on the plan.	Agree.	Include area of informal play space at Brockholt Road on Caxton map.
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Grantchester

Grantchester

4671 - Grantchester Parish Council	Comment	Object to "no evidence of demand ... for sports provision" Parish Plan (in final draft) indicates 35% of respondents want a tennis court (60% of population responded). The strong interest & support for outside facilities is evidenced by the finding & organisation of new playground equipment - and the new lease of playground land to the village. The village fails to meet the NPFA standard.	The village does fall below the proposed open space standard, and evidence suggests the type of sports provision the village requires. This should be reflected in the study.	Reflect outcome of Parish Plan in the Recreation Study.
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Hauxton

Hauxton

2262 - Hauxton Parish Council

Object

Following the original Consultation Draft received by Hauxton PC on 27 January 2004, which stated in summary "the Agrevo site has facilities that local people can use for 30 year" Hauxton PC advised by e-mail on 25 February that extensive sports facilities and the hall and bar had been lost when the Sports and Social Club was closed by the Company at the end of 2003. This statement does not appear in the October 2004 draft nor is it apparently reflected elsewhere. Hauxton lost vital village facilities which now need to be restored to sustain the village.

The letter from Hauxton PC was actioned by removing reference to facilities at Hauxton AgrEvo, as they were no longer available to residents of the village. Given existing sites available in the village it was considered that needs were being met satisfactorily.

Histon & Impington

Histon & Impington

3709 - Histon & Impington Parish Councils

Object

The Histon & Impington Recreation Ground plans do not include a permanent skate boarding facility due to lack of available space. Area of 'Outdoor play space in educational ownership' at the Infant School which has now been partly built on by the County Council. Homefield Park is a public park, not 'Informal Play space'.

Agree the Homefield Park should not be classified as play space.

Update Histon & Impington maps to reflect recent changes, and remove Homefield Park from play space calculation.

Milton

Milton

3838

Comment Milton is short of 4.4 hectares for sport, about 11 acres (1993 plan, 10.3 hectares minus the 5.9 hectares we have actually got in 2004 = 4.4 hectares.)

My worry is the change of emphasis in the documents that allocate less proportional space to sport space makes our need look less.

We need even more space for football. The current pitch on the Coles Road Recreation Ground is the site of an old landfill and the surface is very hard as it was topped with a clay like top and therefore not a good surface for children. The club also rent on a regular basis the football pitches in Landbeach for some of their games.

What we really need for these groups is another site on which we can have space for football pitches and a new sports pavilion. We were hoping to acquire an area about in the proportion of our need, approximately 10 - 14 acres on which we could accommodate football pitches of all sizes required, changing facilities, parking and landscaping.

With reference to the proposed standard for outdoor sport, Milton is approximately 0.8 ha. short of space for outdoor sport.

While the proposed new standard varies from the NPFA standard (which was utilised by the 1993 local plan), the difference is not substantial.

The need for additional facilities for football is acknowledged, and is captured in the Study.

Representations

Nature Representation Summary

District Council's Assessment

Approach to Draft DPD

Papworth Everard

Papworth Everard

2946 - Papworth Everard Parish Council Planning Committee

Object

There is an equipped play area at Woodhead Place in the NE quadrant of the village (area 3D in previous Local Plan) that is missing from the audit.

Papworth Everard is a village where significant recent development has resulted in changes in provision.

Update Papworth Everard map to reflect recent changes.

The map of Outdoor Play Space:

Does not show the large informal area of Jubilee Green in the centre of the village.

Still shows the informal area at Hayman's Way to the S end of area 3B where 24 dwellings are being built.

Thriplow & Heathfield

Thriplow & Heathfield

1602 - Thriplow Parish Council

Comment

In box under 'current users' name given is 'Whittlesford & Thriplow Cricket Club'. This is incorrect - the name of the club is:- 'Thriplow Cricket Club'.

Noted.

Rename 'Whittlesford & Thriplow Cricket Club' to 'Thriplow Cricket Club'.

Representations

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Whittlesford

Whittlesford

1020 - Whittlesford Parish Council
(Whittlesford Recreation Ground,
Newton Road, Whittlesford)
984 - Whittlesford Parish Council
(Land to Rear of 22 - 40 Newton
Road, Whittlesford)

Comment Area at Newton Road should be included as Informal Play Space.

Recreation ground should be reduced in area on map due to numbers of trees on the site.

Many recreation grounds have trees on the site. It would be difficult and problematic to map around all of them, to avoid including any trees. The mapping is intended to pick up areas primarily designated for sports use, and the Whittlesford map reflects this.

Include area at Newton Road as Informal Play Space.